

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 BEECHWORTH AVENUE GREENVALE VIC 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,820,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

35 ASTRONOMY STREET GREENVALE VIC 3059	\$2,000,000	17-Aug-25
17 LUNAR DRIVE GREENVALE VIC 3059	\$1,700,000	27-Oct-25
46 PARKFRONT CRESCENT ROXBURGH PARK VIC 3064	\$1,700,000	18-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 December 2025



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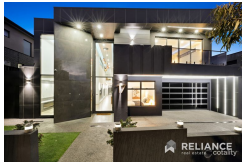


**35 ASTRONOMY STREET
GREENVALE VIC 3059**

5 5 2

Sold Price **\$2,000,000** Sold Date **17-Aug-25**

Distance **0.48km**



**17 LUNAR DRIVE GREENVALE VIC
3059**

5 4 2

Sold Price ^{RS} **\$1,700,000** Sold Date **27-Oct-25**

Distance **0.57km**



**46 PARKFRONT CRESCENT
ROXBURGH PARK VIC 3064**

5 3 2

Sold Price Sold Date **18-Sep-25**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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