

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 WINDS WALK 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

\$530,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

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

5 WINDS WALK GREENVALE VIC 3059	\$545,000	13-Nov-24
8/5 KORAB PLACE ROXBURGH PARK VIC 3064	\$565,000	21-Aug-25
158A FAIRWAYS BOULEVARD CRAIGIEBURN VIC 3064	\$575,000	06-Nov-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: 24 December 2025



Ali Faour

M 0432273353

E Afaour@ypa.com.au



5 WINDS WALK GREENVALE VIC 3059

3 2 1

Sold Price

\$545,000

Sold Date **13-Nov-24**

Distance **0.01km**



8/5 KORAB PLACE ROXBURGH PARK VIC 3064

3 3 2

Sold Price

\$565,000

Sold Date **21-Aug-25**

Distance **0.48km**



158A FAIRWAYS BOULEVARD CRAIGIEBURN VIC 3064

3 2 2

Sold Price

^{RS} **\$575,000**

Sold Date **06-Nov-25**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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