

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

9 LEAFVIEW DRIVE 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Land

Suburb

Greenvale

Period-from

01 Aug 2024

to

31 Jul 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

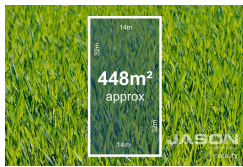
Date of sale

7 LEAFVIEW DRIVE GREENVALE VIC 3059	\$520,000	17-Apr-25
22 SIDDELL ROAD GREENVALE VIC 3059	\$569,500	03-Mar-25
4 TALENCE STREET GREENVALE VIC 3059	\$505,000	31-Mar-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: 19 August 2025



**7 LEAFVIEW DRIVE GREENVALE
VIC 3059**

Sold Price **\$520,000** Sold Date **17-Apr-25**

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Distance **0.01km**



**22 SIDDELL ROAD GREENVALE
VIC 3059**

Sold Price **\$569,500** Sold Date **03-Mar-25**

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Distance **0.38km**



**4 TALENCE STREET GREENVALE
VIC 3059**

Sold Price **\$505,000** Sold Date **31-Mar-25**

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Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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