

## 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

46 CELESTIAL WAY GREENVALE VIC 3059

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2025

to

30 Apr 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 LUNAR DRIVE GREENVALE VIC 3059      | \$526,000 | 12-Feb-26 |
| 9 CIARA VISTA ROAD GREENVALE VIC 3059 | \$500,000 | 20-Mar-26 |
| 5 CIARA VISTA ROAD GREENVALE VIC 3059 | \$520,000 | 22-Dec-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.~~

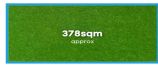
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Greenvale VIC 3059

ZX

### 9 LUNAR DRIVE GREENVALE VIC 3059

Sold Price

**\$526,000**

Sold Date

**12-Feb-26**

- -

Distance

**0.2km**



### 9 CIARA VISTA ROAD GREENVALE VIC 3059

Sold Price

**\$500,000**

Sold Date

**20-Mar-26**

- -

Distance

**2.22km**



### 5 CIARA VISTA ROAD GREENVALE VIC 3059

Sold Price

**\$520,000**

Sold Date

**22-Dec-25**

- -

Distance

**2.23km**

RS = Recent sale

UN = Undisclosed Sale

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