

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

5 CRETE STREET 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Greenvale

Period-from

01 Aug 2025

to

31 Jul 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

5 CALLERY PEAR STREET GREENVALE VIC 3059	\$950,000	23-Jun-26
44 BOLOGNA CRESCENT GREENVALE VIC 3059	\$898,000	21-Feb-26
17 VENEZIA PROMENADE GREENVALE VIC 3059	\$950,000	07-Oct-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: 26 August 2026



5 CALLERY PEAR STREET GREENVALE VIC 3059

4 2 2

Sold Price **\$950,000** Sold Date **23-Jun-26**

Distance **0.36km**



44 BOLOGNA CRESCENT GREENVALE VIC 3059

3 2 2

Sold Price **\$898,000** Sold Date **21-Feb-26**

Distance **0.56km**



17 VENEZIA PROMENADE GREENVALE VIC 3059

4 2 2

Sold Price **\$950,000** Sold Date **07-Oct-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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