

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 GRANITE CLOSE 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

\$1,450,000

or range
between

&

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

1/5 DUNDEE COURT GREENVALE VIC 3059	\$1,405,000	15-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: 17 December 2025



**1/5 DUNDEE COURT GREENVALE
VIC 3059**

Sold Price

^{RS}

\$1,405,000

Sold Date

15-Nov-25



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Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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