

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 PADOVA 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

or range
between

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Oct 2024

to

30 Sep 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

6 TORINO AVENUE GREENVALE VIC 3059

\$800,000

15-Sep-25

20 SAN MARCO ROAD GREENVALE VIC 3059

\$825,000

03-May-25

23 TAORMINA STREET GREENVALE VIC 3059

\$840,000

17-Jul-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: 10 October 2025