

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

6 LYTHAM COURT 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2024

to

31 Aug 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

1/1 CUPAR PLACE GREENVALE VIC 3059	\$3,000,000	30-Jun-25
2/1 CUPAR PLACE GREENVALE VIC 3059	\$3,005,000	15-Aug-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 September 2025



1/1 CUPAR PLACE GREENVALE VIC Sold Price ^{RS} **\$3,000,000** Sold Date **30-Jun-25**
3059

6 4 6

Distance **1.15km**



2/1 CUPAR PLACE GREENVALE VIC Sold Price ^{RS} **\$3,005,000** Sold Date **15-Aug-25**
3059

4 4 6

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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