

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

7 RIVER ROSE 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2025

to

31 Aug 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

1 SCARLET DRIVE GREENVALE VIC 3059	\$650,000	26-Jun-26
18 HOWREN TERRACE GREENVALE VIC 3059	\$660,000	18-Apr-26
5 MIETTA TERRACE GREENVALE VIC 3059	\$692,000	18-Apr-26

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: 25 September 2026



1 SCARLET DRIVE GREENVALE VIC 3059 Sold Price **\$650,000** Sold Date **26-Jun-26**

 4
  2
  2
 Distance **0.19km**



18 HOWREN TERRACE GREENVALE VIC 3059 Sold Price **\$660,000** Sold Date **18-Apr-26**

 3
  2
  1
 Distance **0.56km**



5 MIETTA TERRACE GREENVALE VIC 3059 Sold Price **\$692,000** Sold Date **18-Apr-26**

 3
  2
  2
 Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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