

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

8 GALILEO PLACE 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

\$1,000,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

85 FRONTIER AVENUE GREENVALE VIC 3059	\$1,090,000	11-Apr-25
6 NAPOLI CIRCUIT GREENVALE VIC 3059	\$1,050,000	22-Mar-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: 21 May 2025



**85 FRONTIER AVENUE
GREENVALE VIC 3059**

 4  2  2

Sold Price ^{RS} **\$1,090,000** Sold Date **11-Apr-25**

Distance **1.39km**



**6 NAPOLI CIRCUIT GREENVALE
VIC 3059**

 4  2  2

Sold Price ^{RS} **\$1,050,000** Sold Date **22-Mar-25**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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