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 HENSHAW 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	\$1,250,000	&	\$1,350,000
Single Price		\$1,250,000	&	\$1,350,00

Median sale price

(*Delete house or unit as applicable)

Median Price	\$850,000	Prop	erty type		House	Suburb	Greenvale
Period-from	01 Nov 2024	to	31 Oct 2	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
3 ROTHESAY PLACE GREENVALE VIC 3059	1330000	01-Sep-25
37 CLIFTON ROAD GREENVALE VIC 3059	1285000	31-May-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: 27 November 2025





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3 ROTHESAY PLACE GREENVALE Sold Price VIC 3059

1330000 Sold Date 01-Sep-25

1.07km Distance

37 CLIFTON ROAD GREENVALE VIC 3059

\$ 5

Sold Price

1285000 Sold Date 31-May-25

Distance

1.67km

□ 2

■ 5

₾ 2

₩ 3

RS = Recent sale

UN = Undisclosed Sale

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