

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2024

to

31 Oct 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



**3 ROTHESAY PLACE GREENVALE
VIC 3059**

 2  2  4

Sold Price

1330000

Sold Date

01-Sep-25

Distance

1.07km



**37 CLIFTON ROAD GREENVALE
VIC 3059**

 5  3  5

Sold Price

1285000

Sold Date

31-May-25

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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