

## 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

89 KIRKHAM DRIVE GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,225,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2024

to

31 May 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

37 CLIFTON ROAD GREENVALE VIC 3059

\$1,285,000

31-May-25

3 NAIRN COURT GREENVALE VIC 3059

\$1,255,000

29-Mar-25

29 POSITANO GROVE GREENVALE VIC 3059

\$1,255,000

06-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: 03 June 2025

Joshua Abdallah  
M 0427829562  
E joshua@therealestestate.com.au



**37 CLIFTON ROAD GREENVALE  
VIC 3059**

Sold Price

<sup>RS</sup>

**\$1,285,000**

Sold Date

**31-May-25**



5



3



5

Distance

**0.6km**



**3 NAIRN COURT GREENVALE VIC  
3059**

Sold Price

<sup>RS</sup>

**\$1,255,000**

Sold Date

**29-Mar-25**



4



3



2

Distance

**1.06km**



**29 POSITANO GROVE GREENVALE  
VIC 3059**

Sold Price

**\$1,255,000**

Sold Date

**06-Mar-25**



3



5



2

Distance

**2.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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