

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

9 DEGREES ROAD 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2024

to

31 Aug 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

41 COMPASS DRIVE GREENVALE VIC 3059	\$930,000	02-Sep-25
38 PARKFRONT CRESCENT ROXBURGH PARK VIC 3064	\$830,000	14-Apr-25
90 VENEZIA PROMENADE GREENVALE VIC 3059	\$782,500	02-Aug-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: 29 September 2025



41 COMPASS DRIVE GREENVALE VIC 3059

4 2 2

Sold Price

^{RS} \$930,000

Sold Date

02-Sep-25

Distance

0.21km



38 PARKFRONT CRESCENT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

\$830,000

Sold Date

14-Apr-25

Distance

0.87km



90 VENEZIA PROMENADE GREENVALE VIC 3059

4 2 2

Sold Price

\$782,500

Sold Date

02-Aug-25

Distance

1.77km



118 HORIZON BOULEVARD GREENVALE VIC 3059

4 2 2

Sold Price

^{RS} \$1,000,000

Sold Date

06-Sep-25

Distance

1.83km



6 TORINO AVENUE GREENVALE VIC 3059

4 2 2

Sold Price

^{RS} \$800,000

Sold Date

15-Sep-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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