

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Enrob Court, Grovedale VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Grovedale

Period - From

08/11/2024

to

07/05/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Mayrah Court Grovedale VIC	\$711,000	24/04/2025
55 Meadowvale Drive Grovedale VIC	\$710,000	11/04/2025
78 Peter Street Grovedale VIC	\$650,000	10/04/2025

This Statement of Information was prepared on:

08/05/2025