

21 Machell Way, Greenvale VIC 3059



- Bed - Bath - Car

Property Type: Land

Indicative Selling Price

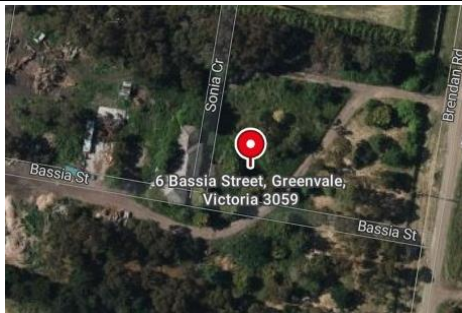
\$509,000

Median House Price

26/03/2025 – 25/03/2026:

\$487,000

Comparable Properties



6 Bassia Street, Greenvale 3059 (VG)

- Bed - Bath - Car

Price: \$500,000

Method: Sale

Date: 16/01/2026

Property Type: Land

Agent Comments: Similar location, larger block



33 Baileyana Road, Greenvale 3059 (VG)

- Bed - Bath - Car

Price: \$484,000

Method: Sale

Date: 11/01/2026

Property Type: Land

Agent Comments: Similar location, similar size



4 Tuan Close, Greenvale 3059 (VG)

- Bed - Bath - Car

Price: \$483,000

Method: Sale

Date: 07/01/2025

Property Type: Land

Agent Comments: Similar location, similar land

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

21 Machell Way, Greenvale VIC 3059

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$487,000

Vacant land

x

Suburb

Greenvale

Period - From

26/03/2025

to

25/03/2026

Source

Property Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6 Bassia Street, Greenvale 3059	\$500,000	16/01/2026
33 Baileyana Road, Greenvale 3059	\$484,000	11/01/2026
4 Tuan Close, Greenvale 3059	\$483,000	07/01/2026

This Statement of Information was prepared on:

26/03/2026 10:15