

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

30 Carat Street, Greenvale Vic 3059

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$920,000

Property Type House

Suburb Greenvale

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 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
1	13 Marquee Cirt GREENVALE 3059	\$1,350,000	08/08/2026
2	13 Sonia Cr GREENVALE 3059	\$1,320,000	09/05/2026
3	13 Eastridge St GREENVALE 3059	\$1,278,000	14/03/2026

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 six months.~~

This Statement of Information was prepared on:

21/08/2026 17:40

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2026: \$920,000

 5
  2
  2
Property Type: House (Res)**Agent Comments**

40 square double story, approx 6 years of age, solar panels, nice finishes, 3 living rooms downstairs, nice sunroom. is empty, will be styled shortly



Comparable Properties

**13 Marquee Cirt GREENVALE 3059 (REI)**
 5
  2
  2
Price: \$1,350,000**Method:** Auction Sale**Date:** 08/08/2026**Property Type:** House (Res)**Land Size:** 540 sqm approx**Agent Comments**

A strong comparable given the similar land size and dwelling configuration.

**13 Sonia Cr GREENVALE 3059 (REI/VG)**
 5
  3
  4
Price: \$1,320,000**Method:** Private Sale**Date:** 09/05/2026**Property Type:** House (Res)**Land Size:** 356 sqm approx**Agent Comments**

Comparable in accommodation but offers more bathrooms and car spaces.

13 Eastridge St GREENVALE 3059 (REI/VG)
 5
  3
  2
Price: \$1,278,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 550 sqm approx**Agent Comments**

A relevant comparable due to its similar land size and bedroom configuration.

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