

## 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

32 COMPASS 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

\$900,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,250

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 28 OAK LEAF STREET GREENVALE VIC 3059 | \$900,000 | 25-Mar-26 |
| 46 LUCY CRESCENT GREENVALE VIC 3059   | \$975,000 | 25-Mar-26 |
| 31 IRINA ROAD GREENVALE VIC 3059      | \$433,700 | 21-Jul-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: 27 March 2026



**28 OAK LEAF STREET GREENVALE VIC 3059** Sold Price

<sup>RS</sup> **\$900,000** Sold Date **25-Mar-26**

 4  2  2

Distance **2.89km**



**46 LUCY CRESCENT GREENVALE VIC 3059** Sold Price

<sup>RS</sup> **\$975,000** Sold Date **25-Mar-26**

 4  2  2

Distance **2.69km**



**31 IRINA ROAD GREENVALE VIC 3059** Sold Price

**\$433,700** Sold Date **21-Jul-25**

 -  -  -

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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