

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

38 ABERDEEN AVENUE 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Greenvale

Period-from

01 Aug 2025

to

31 Jul 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

4 NAIRN COURT GREENVALE VIC 3059

\$1,150,000

24-Jan-26

5 SKUSE COURT GREENVALE VIC 3059

\$1,150,500

21-Feb-26

55 ARKLEY DRIVE GREENVALE VIC 3059

\$1,080,000

06-Jun-26

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.~~

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4 NAIRN COURT GREENVALE VIC 3059

4 2 2

Sold Price

\$1,150,000

Sold Date

24-Jan-26

Distance

0.17km



5 SKUSE COURT GREENVALE VIC 3059

4 2 2

Sold Price

\$1,150,500

Sold Date

21-Feb-26

Distance

0.2km



55 ARKLEY DRIVE GREENVALE VIC 3059

5 3 2

Sold Price

\$1,080,000

Sold Date

06-Jun-26

Distance

0.23km



9 LOCKERBIE COURT GREENVALE VIC 3059

4 2 2

Sold Price

^{RS} **\$1,200,000** ^{UN}

Sold Date

14-Apr-26

Distance

0.43km

RS = Recent sale **UN** = Undisclosed Sale

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