

## 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

46 CELESTIAL WAY 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2025

to

30 Apr 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

9 LUNAR DRIVE GREENVALE VIC 3059	\$526,000	12-Feb-26
9 CIARA VISTA ROAD GREENVALE VIC 3059	\$500,000	20-Mar-26
5 CIARA VISTA ROAD GREENVALE VIC 3059	\$520,000	22-Dec-25

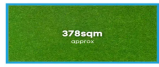
OR

**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 May 2026



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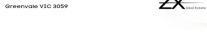


**9 LUNAR DRIVE GREENVALE VIC 3059**

Sold Price **\$526,000** Sold Date **12-Feb-26**



Distance **0.2km**



**9 CIARA VISTA ROAD GREENVALE VIC 3059**

Sold Price **\$500,000** Sold Date **20-Mar-26**



Distance **2.22km**



**5 CIARA VISTA ROAD GREENVALE VIC 3059**

Sold Price **\$520,000** Sold Date **22-Dec-25**



Distance **2.23km**

RS = Recent sale      UN = Undisclosed Sale

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