

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 LUCY CRESCENT 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

\$850,000

&

\$899,000

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

12 INSPIRATION WAY GREENVALE VIC 3059	\$895,000	25-Feb-26
23 PONY DRIVE GREENVALE VIC 3059	\$895,000	21-Feb-26
2 LAVINIA STREET GREENVALE VIC 3059	\$883,500	29-Jan-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.~~

This Statement of Information was prepared on: 11 March 2026


12 INSPIRATION WAY GREENVALE VIC 3059

Sold Price

^{RS}
\$895,000

Sold Date

25-Feb-26
 4
  2
  2

Distance

1.72km

23 PONY DRIVE GREENVALE VIC 3059

Sold Price

Sold Date

21-Feb-26
 4
  2
  2

Distance

1.99km

2 LAVINIA STREET GREENVALE VIC 3059

Sold Price

^{RS}
\$883,500

Sold Date

29-Jan-26
 4
  2
  2

Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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