

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

5/1-5 Heversham Grove, Greenvale Vic 3059

Indicative selling price

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

Range between

\$560,000

&

\$615,000

Median sale price

Median price

\$626,000

Property Type

Unit

Suburb

Greenvale

Period - From

01/04/2025

to

31/03/2026

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	2 Brendan Rd GREENVALE 3059	\$595,000	28/05/2026
2	6/10 Brechin Ct GREENVALE 3059	\$600,000	11/03/2026
3	22 Dorrington St GREENVALE 3059	\$626,000	07/01/2026

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:

16/06/2026 16:36

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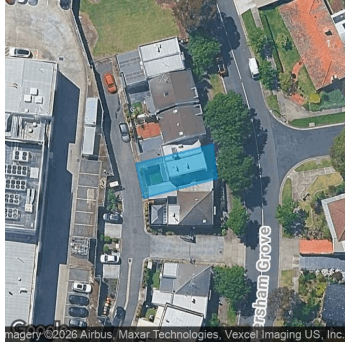
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Indicative Selling Price

\$560,000 - \$615,000

Median Unit Price

Year ending March 2026: \$626,000



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



2 Brendan Rd GREENVALE 3059 (REI)

3 2 2

Price: \$595,000

Method: Sold Before Auction

Date: 28/05/2026

Property Type: House

Agent Comments

Extra bedroom and newer property.



6/10 Brechin Ct GREENVALE 3059 (REI/VG)

3 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: Townhouse (Res)

Land Size: 237 sqm approx

Agent Comments

Olderhome, 1 less bathroom.



22 Dorrington St GREENVALE 3059 (REI/VG)

3 2 2

Price: \$626,000

Method: Private Sale

Date: 07/01/2026

Property Type: Townhouse (Single)

Land Size: 201 sqm approx

Agent Comments

Newer home, double garage and extra study.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575