

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

6 INSPIRATION WAY 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

\$800,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$898,000

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2025

to

31 Aug 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

3 NAXOS ROAD GREENVALE VIC 3059	\$820,000	20-Apr-26
16 VIDOS ROAD GREENVALE VIC 3059	\$847,000	06-Aug-26
18 CLOCKWISE STREET GREENVALE VIC 3059	\$830,000	24-Aug-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: 17 September 2026



3 NAXOS ROAD GREENVALE VIC 3059

 4
  2
  2

Sold Price

\$820,000

Sold Date **20-Apr-26**

Distance **1.35km**



16 VIDOS ROAD GREENVALE VIC 3059

 4
  2
  2

Sold Price

\$847,000

Sold Date **06-Aug-26**

Distance **1.36km**



18 CLOCKWISE STREET GREENVALE VIC 3059

 4
  2
  2

Sold Price

^{RS} **\$830,000**

Sold Date **24-Aug-26**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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