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	7 RIVER ROSE STREET 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	$660,000	&	$695,000

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
1 SCARLET DRIVE GREENVALE VIC 3059	$650,000	26-Jun-26
18 HOWREN TERRACE GREENVALE VIC 3059	$660,000	18-Apr-26
5 MIETTA TERRACE GREENVALE VIC 3059	$692,000	18-Apr-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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1 SCARLET DRIVE GREENVALE VIC 3059

4 2 2

Sold Price **$650,000** Sold Date **26-Jun-26**

Distance **0.19km**

18 HOWREN TERRACE GREENVALE VIC 3059

3 2 1

Sold Price **$660,000** Sold Date **18-Apr-26**

Distance **0.56km**

5 MIETTA TERRACE GREENVALE VIC 3059

3 2 2

Sold Price **$692,000** Sold Date **18-Apr-26**

Distance **0.83km**

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

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