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<br>Including suburb and postcode | 14 BOLOGNA 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 | $990,000 | & | $1,080,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $875,250 | Property type | House | Suburb | Greenvale |
| Period-from | 01 Apr 2025 | to | 31 Mar 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 |
|---|---|---|
| 6 NAPOLI CIRCUIT GREENVALE VIC 3059 | $1,050,000 | 22-Mar-25 |
| 10 FIRENZE ROAD GREENVALE VIC 3059 | $1,160,000 | 08-Mar-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: 02 April 2026

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**6 NAPOLI CIRCUIT GREENVALE VIC 3059**

4 2 2

Sold Price **$1,050,000** Sold Date **22-Mar-25**

Distance **0.23km**



**10 FIRENZE ROAD GREENVALE VIC 3059**

5 3 2

Sold Price **$1,160,000** Sold Date **08-Mar-25**

Distance **0.26km**

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

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