

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

27/10/2026

Units offered for sale

Address
Including suburb and
postcode

2&2a Clare Boulevard, Greenvale Victoria 3059
63 & 65 Kirkham Drive, Greenvale Victoria 3059

Key features of the properties

Unit type or class e.g. One bedroom units	# of bedrooms	# of bathrooms	# of car spaces (+/- 1)	Internal floor space (in m ²) (may be a range)	Total land size (in m ²) (may be a range)
Residential Land	-	-	-	-	2,640m2

Indicative selling prices

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Unit type or class e.g. One bedroom units

Single Price

2 Clare Boulevard, Greenvale Victoria 3059	\$590,000 plus GST
2a Clare Boulevard, Greenvale Victoria 3059	\$580,000 plus GST
63 Kirkham Drive, Greenvale Victoria 3059	\$590,000 plus GST
65 Kirkham Drive, Greenvale Victoria 3059	\$570,000 plus GST

Median sale price

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing medial sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
73 Clare Boulevard, Greenvale	\$633,000	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Residential Land	-	-	-	-	634m2

Comparable property 2

Address	Sale price	Date of sale
11 Clare Boulevard, Greenvale	\$680,000	03/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Residential Land	-	-	-	-	518m2

Comparable property 3

Address	Sale price	Date of sale
14 Elise Street, Greenvale	\$610,000	03/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Residential Land	-	-	-	-	534m2