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	22 ALLURE DRIVE 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Greenvale
Period-from	01 Dec 2024	to	30 Nov 2025	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
5 PADOVA DRIVE GREENVALE VIC 3059	$835,500	08-Nov-25
26 AMIRA ROAD GREENVALE VIC 3059	$790,000	30-Oct-25
6 ASTRONOMY STREET GREENVALE VIC 3059	$825,000	30-Oct-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: 09 December 2025

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5 PADOVA DRIVE GREENVALE VIC 3059

4 2 2

Sold Price RS **$835,500** UN

Sold Date **08-Nov-25**

Distance **1.33km**



26 AMIRA ROAD GREENVALE VIC 3059

3 2 2

Sold Price **$790,000**

Sold Date **30-Oct-25**

Distance **0.55km**



6 ASTRONOMY STREET GREENVALE VIC 3059

4 2 2

Sold Price RS **$825,000**

Sold Date **30-Oct-25**

Distance **1.64km**

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

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