

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

4 OBAN COURT 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Greenvale

Period-from

01 Jan 2025

to

31 Dec 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

3 OBAN COURT GREENVALE VIC 3059	\$915,000	25-Jul-25
6 GRANGEMOUTH PLACE GREENVALE VIC 3059	\$900,000	25-Nov-25
4 KINTYRE COURT GREENVALE VIC 3059	\$901,000	15-Nov-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.~~

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3 OBAN COURT GREENVALE VIC 3059

 4  2  2

Sold Price

\$915,000

Sold Date

25-Jul-25

Distance

0.05km



6 GRANGEMOUTH PLACE GREENVALE VIC 3059

 4  2  2

Sold Price

^{RS} **\$900,000**

Sold Date

25-Nov-25

Distance

0.55km



4 KINTYRE COURT GREENVALE VIC 3059

 4  2  2

Sold Price

\$901,000

Sold Date

15-Nov-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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