

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

1 Darvell Court, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$896,500

Property Type

House

Suburb

Greenvale

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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	7 Kensington Ct GREENVALE 3059	\$1,270,000	06/03/2026
2	69 Dunfermline Av GREENVALE 3059	\$1,220,000	23/01/2026
3	5 Darvell Ct GREENVALE 3059	\$1,150,000	08/11/2025

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 six months.~~

This Statement of Information was prepared on:

29/04/2026 16:08



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Property Type:
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 March quarter 2026: \$896,500

Comparable Properties

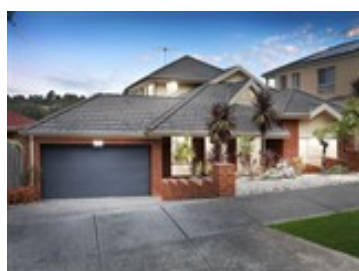


7 Kensington Ct GREENVALE 3059 (REI)

Agent Comments

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Price: \$1,270,000
Method: Sold Before Auction
Date: 06/03/2026
Property Type: House (Res)
Land Size: 831 sqm approx

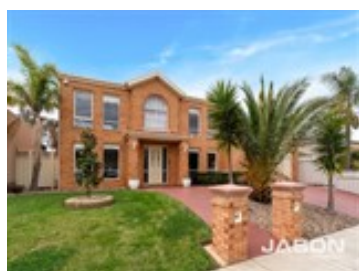


69 Dunfermline Av GREENVALE 3059 (REI/VG)

Agent Comments

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Price: \$1,220,000
Method: Sold Before Auction
Date: 23/01/2026
Property Type: House (Res)
Land Size: 833 sqm approx



5 Darvell Ct GREENVALE 3059 (REI/VG)

Agent Comments

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  2
  4

Price: \$1,150,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Account - Whitefox Real Estate | P: 96459699



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