

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

5 CONTROL STREET 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,350

Property type

Land

Suburb

Greenvale

Period-from

01 Nov 2024

to

31 Oct 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

6 ASTRONOMY STREET GREENVALE VIC 3059	\$825,000	30-Oct-25
15 ASTRONOMY STREET GREENVALE VIC 3059	\$865,000	29-Sep-25
3 BIANCA CRESCENT GREENVALE VIC 3059	\$806,000	06-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: 26 November 2025



**6 ASTRONOMY STREET
GREENVALE VIC 3059**

 4  2  2

Sold Price

^{RS}

\$825,000

Sold Date

30-Oct-25

Distance

0.11km



**15 ASTRONOMY STREET
GREENVALE VIC 3059**

 3  2  2

Sold Price

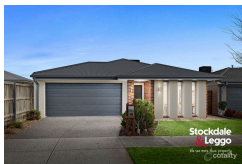
\$865,000

Sold Date

29-Sep-25

Distance

0.11km



**3 BIANCA CRESCENT GREENVALE
VIC 3059**

 3  2  2

Sold Price

\$806,000

Sold Date

06-Oct-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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