

## 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

39 MALKARI CIRCUIT GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,250

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2025

to

28 Feb 2026

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

14 PEBBLE STREET GREENVALE VIC 3059	1210000	09-Dec-25
21 PARKDALE STREET GREENVALE VIC 3059	1230000	24-Oct-25
27 MACHELL WAY GREENVALE VIC 3059	1200000	22-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.~~

This Statement of Information was prepared on: 14 March 2026



**14 PEBBLE STREET GREENVALE  
VIC 3059**

4 3 2

Sold Price

**1210000**

Sold Date **09-Dec-25**

Distance **0.81km**



**21 PARKDALE STREET GREENVALE  
VIC 3059**

5 3 2

Sold Price

**1230000**

Sold Date **24-Oct-25**

Distance **0.42km**



**27 MACHELL WAY GREENVALE  
VIC 3059**

5 3 2

Sold Price

**1200000**

Sold Date **22-Nov-25**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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