

## 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

36 CELESTIAL WAY GREENVALE VIC 3059

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 BREEZE WAY GREENVALE VIC 3059     | \$710,000 | 21-Jul-25 |
| 24 LAVINIA STREET GREENVALE VIC 3059 | \$700,000 | 22-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



**20 BREEZE WAY GREENVALE VIC 3059**

Sold Price

**\$710,000**

Sold Date

**21-Jul-25**

 3

 2

 2

Distance

**0.94km**



**24 LAVINIA STREET GREENVALE VIC 3059**

Sold Price

**\$700,000**

Sold Date

**22-Oct-25**

 4

 2

 2

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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