

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

42 SONIA CRESCENT 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2025

to

30 Apr 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

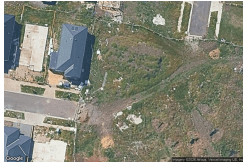
Date of sale

44 SONIA CRESCENT GREENVALE VIC 3059	\$567,000	21-Feb-25
22 SIDDELL ROAD GREENVALE VIC 3059	\$569,500	03-Mar-25
23 IRINA ROAD GREENVALE VIC 3059	\$580,000	23-Mar-26

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: 20 May 2026


**44 SONIA CRESCENT GREENVALE
VIC 3059**

Sold Price

\$567,000

Sold Date

21-Feb-25
 -
  -
  -

Distance

0.01km

**22 SIDDELL ROAD GREENVALE
VIC 3059**

Sold Price

\$569,500

Sold Date

03-Mar-25
 -
  -
  -

Distance

0.2km

**23 IRINA ROAD GREENVALE VIC
3059**

Sold Price

\$580,000

Sold Date

23-Mar-26
 -
  -
  -

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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