

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2025

to

31 Jan 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6 ASTRONOMY STREET GREENVALE VIC 3059  | \$825,000 | 16-Oct-25 |
| 24 GISELLE CIRCUIT GREENVALE VIC 3059  | \$820,000 | 10-Dec-25 |
| 15 ASTRONOMY STREET GREENVALE VIC 3059 | \$865,000 | 29-Sep-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: 10 February 2026



**6 ASTRONOMY STREET  
GREENVALE VIC 3059**

 3  2  2

Sold Price **\$825,000** Sold Date **16-Oct-25**

Distance **0.11km**



**24 GISELLE CIRCUIT GREENVALE  
VIC 3059**

 4  2  2

Sold Price **\$820,000** Sold Date **10-Dec-25**

Distance **1.46km**



**15 ASTRONOMY STREET  
GREENVALE VIC 3059**

 3  2  2

Sold Price **\$865,000** Sold Date **29-Sep-25**

Distance **0.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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