

## 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

24 ORDINAL 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

\$830,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Land

Suburb

Greenvale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

9 ALYSSA STREET GREENVALE VIC 3059	\$850,000	29-Jan-25
22 FENWAY ROAD GREENVALE VIC 3059	\$865,000	13-Jan-25
27 PEBBLE STREET GREENVALE VIC 3059	\$870,000	29-May-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: 25 June 2025



**9 ALYSSA STREET GREENVALE  
VIC 3059**

 4  2  2

Sold Price

**\$850,000**

Sold Date

**29-Jan-25**

Distance

**4.62km**



**22 FENWAY ROAD GREENVALE  
VIC 3059**

 4  2  2

Sold Price

**\$865,000**

Sold Date

**13-Jan-25**

Distance

**2.73km**



**27 PEBBLE STREET GREENVALE  
VIC 3059**

 4  3  2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**29-May-25**

Distance

**2.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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