

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

3 CHARBEL STREET 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

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Greenvale

Period-from

01 Jul 2024

to

30 Jun 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

2 PALMASTON DRIVE GREENVALE VIC 3059	\$1,120,000	27-May-25
13 SASH STREET GREENVALE VIC 3059	\$1,140,000	02-Apr-25
11 TALOUMBI CRESCENT GREENVALE VIC 3059	\$1,125,000	27-Jun-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 July 2025


2 PALMASTON DRIVE GREENVALE VIC 3059

Sold Price

\$1,120,000

Sold Date

27-May-25


4



3



2

Distance

0.27km

13 SASH STREET GREENVALE VIC 3059

Sold Price

\$1,140,000

Sold Date

02-Apr-25


4



2



2

Distance

1.77km

11 TALOUMBI CRESCENT GREENVALE VIC 3059

Sold Price

^{RS}
\$1,125,000

Sold Date

27-Jun-25


4



2



2

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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