

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

12 LEMNOS WALK 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Greenvale

Period-from

01 Oct 2024

to

30 Sep 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

32 BRENDAN ROAD GREENVALE VIC 3059	\$635,000	18-Aug-25
38 COTTONWOOD AVENUE GREENVALE VIC 3059	\$650,000	28-Aug-25
28 BRAVEHEART ROAD CRAIGIEBURN VIC 3064	\$660,000	13-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: 24 October 2025



32 BRENDAN ROAD GREENVALE VIC 3059

3 2 2

Sold Price

RS

\$635,000

Sold Date

18-Aug-25

Distance

1.18km



38 COTTONWOOD AVENUE GREENVALE VIC 3059

3 2 2

Sold Price

\$650,000

Sold Date

28-Aug-25

Distance

1.71km



28 BRAVEHEART ROAD CRAIGIEBURN VIC 3064

3 2 2

Sold Price

\$660,000

Sold Date

13-Sep-25

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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