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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/46 KILLARNEY AVENUE GROVEDALE VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Grovedale

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4C COROWA COURT GROVEDALE VIC 3216	\$620,000	14-Mar-25
3/11 BRANDON MEWS GROVEDALE VIC 3216	\$580,000	31-Mar-25
3/106 MOUNT PLEASANT ROAD BELMONT VIC 3216	\$642,000	23-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 January 2026



**4C COROWA COURT GROVEDALE
VIC 3216**

Sold Price

\$620,000

Sold Date

14-Mar-25

2 2 1

Distance

2.76km



**3/11 BRANDON MEWS GROVEDALE
VIC 3216**

Sold Price

\$580,000

Sold Date

31-Mar-25

2 2 1

Distance

0.39km



**3/106 MOUNT PLEASANT ROAD
BELMONT VIC 3216**

Sold Price

\$642,000

Sold Date

23-Jul-25

3 2 1

Distance

3.21km

RS = Recent sale

UN = Undisclosed Sale

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