

## 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

27 MERVYN DRIVE 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

\$960,000

&

\$1,056,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2025

to

31 May 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

2 BERNADETTE ROAD GREENVALE VIC 3059	\$1,050,000	27-Oct-25
8 PONY DRIVE GREENVALE VIC 3059	\$1,000,000	12-Dec-24
23 ALTO CRESCENT GREENVALE VIC 3059	\$1,025,000	15-Jul-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: 08 June 2026


**2 BERNADETTE ROAD  
GREENVALE VIC 3059**
 3  3  2

 Sold Price **\$1,050,000** Sold Date **27-Oct-25**

 Distance **0.12km**

**8 PONY DRIVE GREENVALE VIC  
3059**
 4  2  2

 Sold Price **\$1,000,000** Sold Date **12-Dec-24**

 Distance **0.4km**

**23 ALTO CRESCENT GREENVALE  
VIC 3059**
 5  3  2

 Sold Price **\$1,025,000** Sold Date **15-Jul-25**

 Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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