

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	10 Beechworth Avenue, Greenvale Vic 3059
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$1,050,000
--------------	-------------

Median sale price

Median price	\$896,500	Property Type	House	Suburb	Greenvale
Period - From	01/01/2026	to	31/03/2026	Source	REIV

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 six 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
1	29 Brentwick Dr CRAIGIEBURN 3064	\$1,030,000	11/05/2026
2	52 Axminster Dr CRAIGIEBURN 3064	\$1,012,500	16/03/2026
3	28 Candlebark Dr GREENVALE 3059	\$1,060,000	21/02/2026

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 six months.

This Statement of Information was prepared on:	26/05/2026 08:54
--	------------------

10 Beechworth Avenue, Greenvale Vic 3059



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri
03 9846 2111
0499 425 715

isaac@billschlink.com.au

Indicative Selling Price

\$1,050,000

Median House Price

March quarter 2026: \$896,500



5 2 3

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



29 Brentwick Dr CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 3

Price: \$1,030,000

Method: Private Sale

Date: 11/05/2026

Property Type: House

Land Size: 637 sqm approx



52 Axminster Dr CRAIGIEBURN 3064 (REI)

Agent Comments

5 3 5

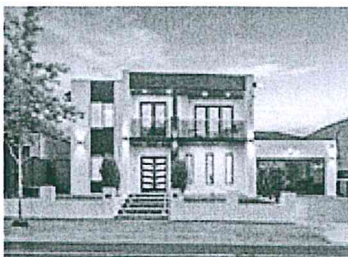
Price: \$1,012,500

Method: Private Sale

Date: 16/03/2026

Property Type: House

Land Size: 640 sqm approx



28 Candlebark Dr GREENVALE 3059 (REI)

Agent Comments

6 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 668 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.