

# 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 Inspiration Way, Greenvale, Vic 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$760,000

&

\$800,000

### Median sale price

Median price \$920,000 Property type House Suburb Greenvale

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### 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
6 Peak Road, Greenvale, VIC 3059	\$725,000	02/09/2025
100 Ambition Drive, Greenvale, VIC 3059	\$730,000	19/09/2025
7 Starboard Street, Greenvale, VIC 3059	\$745,000	21/01/2026

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: 18/02/2026