

## 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

6 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$891,500

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

4 MERVYN DRIVE GREENVALE VIC 3059	\$1,270,000	13-Feb-26
39 MALKARI CIRCUIT GREENVALE VIC 3059	\$1,200,000	04-May-26

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: 04 June 2026



**4 MERVYN DRIVE GREENVALE VIC 3059** Sold Price **\$1,270,000** Sold Date **13-Feb-26**

 5  3  2

Distance **0.01km**



**39 MALKARI CIRCUIT GREENVALE VIC 3059** Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **04-May-26**

 5  3  2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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