

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

19 Spring Street, Tullamarine Vic 3043

Indicative selling price

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

Single price \$665,000

Median sale price

Median price \$720,000

Property Type House

Suburb Tullamarine

Period - From 01/10/2023

to 30/09/2024

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	32 Tadstan Dr TULLAMARINE 3043	\$645,000	16/11/2024
2	53 The Circuit GLADSTONE PARK 3043	\$660,000	21/10/2024
3	14 Theresa St TULLAMARINE 3043	\$660,000	10/09/2024

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:

14/01/2025 08:56



 3  1 

Property Type: House (Res)
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$665,000
Median House Price
Year ending September 2024: \$720,000

Renovate or re-develop....the potential is genuine in old Tullamarine

Comparable Properties



32 Tadstan Dr TULLAMARINE 3043 (REI)

Agent Comments

 3  1  1

Price: \$645,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 537 sqm approx



53 The Circuit GLADSTONE PARK 3043 (REI/VG)

Agent Comments

 3  2  2

Price: \$660,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 534 sqm approx



14 Theresa St TULLAMARINE 3043 (REI/VG)

Agent Comments

 3  1  1

Price: \$660,000
Method: Auction Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 530 sqm approx

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