

## 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

368 SPRINGVALE ROAD SPRINGVALE VIC 3171

### 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

\$920,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Springvale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

9 ANDREW STREET SPRINGVALE VIC 3171	\$922,200	21-Dec-24
14 KALLISTA ROAD SPRINGVALE VIC 3171	\$950,000	31-Jul-24
893 HEATHERTON ROAD SPRINGVALE VIC 3171	\$960,000	08-Sep-24

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: 30 January 2025

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**9 ANDREW STREET SPRINGVALE  
 VIC 3171**

 4  2  -

Sold Price

<sup>RS</sup> **\$922,200**

Sold Date

**21-Dec-24**

Distance

**0.11km**



**14 KALLISTA ROAD SPRINGVALE  
 VIC 3171**

 3  2  3

Sold Price

**\$950,000**

Sold Date

**31-Jul-24**

Distance

**0.43km**



**893 HEATHERTON ROAD  
 SPRINGVALE VIC 3171**

 3  1  -

Sold Price

**\$960,000**

Sold Date

**08-Sep-24**

Distance

**0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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