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

2/862 Springvale Road, Mulgrave Vic 3170

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$890,500	Pro	operty Type	Unit			Suburb	Mulgrave
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Stanford CI MULGRAVE 3170	\$635,000	06/03/2025
2	3/84 Birmingham St SPRINGVALE 3171	\$615,000	01/11/2024
3	2/62 Hillside St SPRINGVALE 3171	\$710,000	12/10/2024

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:

25/03/2025 08:42









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median Unit Price Year ending December 2024: \$890,500

Agent Comments

Agent Comments

Comparable Properties



2 2 2 1 Price: \$635,000 Method: Private Sale Date: 06/03/2025 Property Type: Townhouse (Single)

4 Stanford CI MULGRAVE 3170 (REI)

3/84 Birmingham St SPRINGVALE 3171 (VG)



Price: \$615,000 Method: Sale Date: 01/11/2024 Property Type: Flat/Unit/Apartment (Res)



 2/62 Hillside St SPRINGVALE 3171 (REI/VG)
 Agent Comments

 Price: \$710,000

Method: Private Sale Date: 12/10/2024 Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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