

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 consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale price

Median price \$890,500 Property Type Unit Suburb Mulgrave

Period - From 01/01/2024 to 31/12/2024 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	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



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending December 2024: \$890,500

Comparable Properties



4 Stanford CI MULGRAVE 3170 (REI)

Agent Comments

2 2 1

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

3/84 Birmingham St SPRINGVALE 3171 (VG)

Agent Comments

2 - -

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

2 1 2

Price: \$710,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit