

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

3/10 Whiteside Street, Springvale Vic 3171

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$710,000 Property Type Townhouse Suburb Springvale

Period - From 31/01/2024 to 30/01/2025 Source Property Data

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	2/10 Whiteside St SPRINGVALE 3171	\$700,000	13/11/2024
2	24 Orana Way SPRINGVALE 3171	\$728,600	28/09/2024
3	1/24-26 Flynn St SPRINGVALE 3171	\$710,000	17/09/2024

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:

31/01/2025 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Townhouse Price
31/01/2024 - 30/01/2025: \$710,000

Comparable Properties

2/10 Whiteside St SPRINGVALE 3171 (REI)

Agent Comments



Price: \$700,000
Method:
Date: 13/11/2024
Property Type: Townhouse (Single)

24 Orana Way SPRINGVALE 3171 (REI/VG)

Agent Comments



Price: \$728,600
Method: Auction Sale
Date: 28/09/2024
Property Type: Townhouse (Res)



1/24-26 Flynn St SPRINGVALE 3171 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Single)
Land Size: 237 sqm approx

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