

## 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

5/7 STEPHENSON STREET 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

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/15 MAPLE STREET SPRINGVALE VIC 3171	\$800,000	11-Dec-24
143 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$851,000	24-Oct-24
1/18 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$590,000	18-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.~~

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**3/15 MAPLE STREET SPRINGVALE  
VIC 3171**

3 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**11-Dec-24**

Distance

**0.81km**



**143 SPRINGVALE ROAD  
SPRINGVALE VIC 3171**

3 2 2

Sold Price

<sup>RS</sup> **\$851,000**

Sold Date

**24-Oct-24**

Distance

**0.24km**



**1/18 WHITWORTH AVENUE  
SPRINGVALE VIC 3171**

3 2 1

Sold Price

**\$590,000**

Sold Date

**18-Sep-24**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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