

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 **1-8/ 459–461 Springvale Road, Springvale VIC 3171**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Townhouse type or class e.g. 3-4 bedroom townhouse	Single price		Lower price		Higher price
Townhouse 1	\$*	or range between	\$1,150,000	&	\$1,250,000
Townhouse 2	\$*		\$880,000		\$980,000
Townhouse 3	\$*		\$880,000		\$980,000
Townhouse 4	\$*		\$880,000		\$980,000
Townhouse 5	\$*		\$880,000		\$980,000
Townhouse 6	\$*		\$880,000		\$980,000
Townhouse 7	\$*		\$950,000		\$1,050,000
Townhouse 8	\$*		\$900,000		\$990,000

Median sale price

Median price **\$672,000** Property type **Townhouse** Suburb **Springvale**
Period - From **01 August 2025** to **31 July 2026** Source **Cotality**

Comparable property sales (*Delete A or B below as applicable)

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: **18 August 2026**