Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Stevens Street Springvale, 3171

Indicative selling price

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

Range between	$800,000 & $880,000

Median sale price

Median price	$850,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Apr-2024	to	31-Mar-2025	Source	core logic

Comparable property sales

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	12 EMERALD DRIVE SPRINGVALE VIC 3171	$939,000	14-Mar-2025
2	8 TREESBANK AVENUE SPRINGVALE VIC 3171	$910,000	29-Mar-2025
3	877 HEATHERTON ROAD SPRINGVALE VIC 3171	$800,000	29-Mar-2025

This statement of information was prepared on 15-May-2025 at 1:02:04 PM AEST