

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 13 Wembley Court, Springvale South, VIC 3172

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$843,000 Property Type House Suburb Springvale South (3172)

Period - From 01/07/2024 to 30/06/2025 Source pricefinder

Comparable property sales

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
7 CLAPHAM AVENUE, SPRINGVALE VIC 3171	\$1,020,000	30/08/2025
9 SILVAN AVENUE, SPRINGVALE VIC 3171	\$1,000,000	03/05/2025
39 JANINE ROAD, SPRINGVALE SOUTH VIC 3172	\$1,002,000	15/05/2025

This Statement of Information was prepared on: 09/09/2025