

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 15/138 Westall Road, Springvale, VIC 3171

Indicative selling price

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

Price Range \$590,000 & \$649,000

Median sale price

Median price \$638,500 Property Type Unit Suburb Springvale (3171)
Period - From 01/10/2024 to 30/09/2025 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
2/42 ST JOHNS AVENUE, SPRINGVALE VIC 3171	\$625,000	10/06/2025
10/17-19 SPRING ROAD, SPRINGVALE SOUTH VIC 3172	\$645,000	31/07/2025
13/83 VIEW ROAD, SPRINGVALE VIC 3171	\$600,000	09/08/2025

This Statement of Information was prepared on: 21/10/2025