Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 01/10/2026

Property offered for sale

Address
Including suburb and postcode: 1C GRACE STREET, SPRINGVALE VIC 3171

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	2	2	1	$70m^2$	$77m^2$

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between $620,000 & $680,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price: N/A

Median sale price

Median price: $632,500 Property type: *Townhouse* Suburb: Springvale

Period: from 01/07/2025 to 30/06/2026 Source: Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

Comparable property 1

Address	Sale price	Date of sale
1D GRACE ST, SPRINGVALE VIC 3171	$512,000	20/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	2	2	1	N/A	$77m^2$

Comparable property 2

Address	Sale price	Date of sale
8/862 SPRINGVALE RD, MULGRAVE	$647,000	10/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	2	2	1	N/A	$84m^2$

Comparable property 3

Address	Sale price	Date of sale
1/862 SPRINGVALE RD, MULGRAVE	$610,000	13/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	2	2	1	N/A	$152m^2$