

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	2/20 Spring Road Springvale South, 3172
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Indicative selling price

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

Single price	\$628,000
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Median sale price

Median price	\$600,000	Property Type	UNIT	Suburb	SPRINGVALE SOUTH 3172
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Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality
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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	2/36 ST JOHNS AVENUE SPRINGVALE VIC 31712	\$775,000	18-Oct-2025
2	2/31 ELLEN STREET SPRINGVALE VIC 3171	\$665,000	27-Jan-2026
3	7/29 LIGHTWOOD ROAD SPRINGVALE VIC 3171	\$635,000	15-Oct-2025

This statement of information was prepared on 02-Mar-2026 at 3:45:45 PM AEDT