

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

24 SPRING ROAD SPRINGVALE SOUTH VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Springvale South

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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 KERRIE COURT SPRINGVALE SOUTH VIC 3172	\$815,000	09-May-26
61 MYRTLE STREET SPRINGVALE SOUTH VIC 3172	\$850,000	17-Dec-25
18 HARMONY COURT SPRINGVALE SOUTH VIC 3172	\$825,000	31-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 May 2026

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**2 KERRIE COURT SPRINGVALE
SOUTH VIC 3172**

3 1 2

Sold Price

^{RS} **\$815,000** Sold Date **09-May-26**

Distance **0.92km**



**61 MYRTLE STREET SPRINGVALE
SOUTH VIC 3172**

3 1 5

Sold Price

\$850,000 Sold Date **17-Dec-25**

Distance **0.95km**



**18 HARMONY COURT SPRINGVALE
SOUTH VIC 3172**

3 2 2

Sold Price

\$825,000 Sold Date **31-Mar-26**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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