Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

28 Wisteria Place, Springvale South Vic 3172

Indicative selling price

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

Range between \$830,000	ķ	\$913,000
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Median sale price

Median price	\$950,000	Pro	perty Type	House		Suburb	Springvale South
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	9 Wisteria PI SPRINGVALE SOUTH 3172	\$950,168	09/08/2025
2	6 Elka Rd SPRINGVALE SOUTH 3172	\$860,000	19/07/2025
3	5 Vistula Ct SPRINGVALE SOUTH 3172	\$825,000	14/06/2025

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 six months.

This Statement of Information was prepared on:	14/10/2025 11:13



Date of sale











Property Type: House Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$913,000 **Median House Price** September quarter 2025: \$950,000

Comparable Properties



9 Wisteria PI SPRINGVALE SOUTH 3172 (REI)

Price: \$950,168 Method: Auction Sale







Date: 09/08/2025 Property Type: House (Res)

Land Size: 324 sqm approx

Agent Comments



6 Elka Rd SPRINGVALE SOUTH 3172 (REI/VG)







Agent Comments

Price: \$860,000 Method: Private Sale Date: 19/07/2025 Property Type: House Land Size: 534 sqm approx



5 Vistula Ct SPRINGVALE SOUTH 3172 (REI/VG)





Agent Comments

Price: \$825,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 547 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800





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