

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

3/15-17 PATERSON 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,750

Property type

Unit

Suburb

Springvale South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

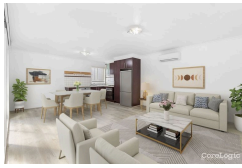
Date of sale

6/135-145 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$510,000	16-Jan-25
18/83 VIEW ROAD SPRINGVALE VIC 3171	\$520,000	17-Mar-25
6/12-18 HAROLD ROAD SPRINGVALE SOUTH VIC 3172	\$585,000	08-Mar-25

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: 14 May 2025



**6/135-145 ATHOL ROAD
SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price

\$510,000

Sold Date

16-Jan-25

Distance

0.86km



**18/83 VIEW ROAD SPRINGVALE
VIC 3171**

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

17-Mar-25

Distance

1.91km



**6/12-18 HAROLD ROAD
SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price

\$585,000

Sold Date

08-Mar-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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