

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

3/897 HEATHERTON ROAD SPRINGVALE VIC 3171

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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Townhouse

Suburb

Springvale

Period-from

01 Oct 2024

to

30 Sep 2025

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

4/24-26 FLYNN STREET SPRINGVALE VIC 3171	\$624,000	04-Oct-25
2 CHAVA PLACE SPRINGVALE SOUTH VIC 3172	\$655,000	28-Apr-25
3/4 OLYMPIC AVENUE SPRINGVALE SOUTH VIC 3172	\$700,000	21-Jul-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 October 2025


**4/24-26 FLYNN STREET
SPRINGVALE VIC 3171**

 2
  2
  1

Sold Price **\$625,000** Sold Date **04-Oct-25**

Distance **1.74km**


**2 CHAVA PLACE SPRINGVALE
SOUTH VIC 3172**

 2
  1
  1

Sold Price **\$655,000** Sold Date **28-Apr-25**

Distance **1.37km**


**3/4 OLYMPIC AVENUE
SPRINGVALE SOUTH VIC 3172**

 2
  2
  1

Sold Price **\$700,000** Sold Date **21-Jul-25**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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