

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 Carlyon Court, Springvale Vic 3171

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$921,750

Property Type House

Suburb Springvale

Period - From 01/04/2026

to

30/06/2026

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	Price	Date of sale
1	135 Lightwood Rd NOBLE PARK 3174	\$600,000	17/06/2026
2	116 Lightwood Rd NOBLE PARK 3174	\$680,000	17/06/2026
3	2 Justin Dr NOBLE PARK NORTH 3174	\$705,000	18/04/2026

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:

24/08/2026 13:48



Property Type: House (Previously Occupied - Detached)
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

June quarter 2026: \$921,750

Comparable Properties

135 Lightwood Rd NOBLE PARK 3174 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 17/06/2026
Property Type: House (Res)
Land Size: 774 sqm approx



116 Lightwood Rd NOBLE PARK 3174 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 17/06/2026
Property Type: House (Res)
Land Size: 486 sqm approx



2 Justin Dr NOBLE PARK NORTH 3174 (REI/VG)

Agent Comments



Price: \$705,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 524 sqm approx

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