

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4/19 Royal Avenue Springvale, 3171
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,170,000 & \$1,200,000
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### Median sale price

Median price	\$870,750	Property Type	OTHER	Suburb	SPRINGVALE
Period - From	01-Sep-2024	to	31-Aug-2025	Source	Cotality

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	25 TALARA CLOSE SPRINGVALE VIC 3171	\$800,000	01-Jul-2025
2	4/14 VICTORIA AVENUE SPRINGVALE VIC 3171	\$1,000,000	27-Sep-2024
3	1/14 VICTORIA AVENUE SPRINGVALE VIC 3171	\$1,275,000	07-Aug-2024

This statement of information was prepared on 22-Dec-2025 at 11:00:08 AM AEDT