

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

4/45 UNION GROVE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Sep 2024

to

31 Aug 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

2/20 UNION GROVE SPRINGVALE VIC 3171	\$600,000	03-May-25
1/14 WALES STREET SPRINGVALE VIC 3171	\$600,000	06-Apr-25
4/4 VIEW ROAD SPRINGVALE VIC 3171	\$610,000	15-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: 03 September 2025


**2/20 UNION GROVE SPRINGVALE
VIC 3171**

Sold Price

\$600,000

Sold Date

03-May-25
 2
  2
  1

Distance

0.12km

**1/14 WALES STREET SPRINGVALE
VIC 3171**

Sold Price

Sold Date

06-Apr-25
 2
  2
  1

Distance

0.89km

**4/4 VIEW ROAD SPRINGVALE VIC
3171**

Sold Price

\$610,000

Sold Date

15-Mar-25
 2
  1
  1

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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