

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 TAMAR 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

\$785,000

&

\$863,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Springvale South

Period-from

01 Jan 2025

to

31 Dec 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

21 RICHARD STREET SPRINGVALE SOUTH VIC 3172	\$858,500	25-Oct-25
4 YAGOONA AVENUE NOBLE PARK VIC 3174	\$830,000	26-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: 21 January 2026

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21 RICHARD STREET SPRINGVALE
SOUTH VIC 3172

 3
  1
  2

Sold Price

\$858,500

Sold Date

25-Oct-25

Distance

1.26km



4 YAGOONA AVENUE NOBLE
PARK VIC 3174

 3
  1
  2

Sold Price

\$830,000

Sold Date

26-Jul-25

Distance

0.76km

RS = Recent sale **UN** = Undisclosed Sale

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