

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

44 QUARTER CIRCUIT 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	\$839,000	&	\$895,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Property type	Unit	Suburb	Springvale
Period-from	01 Feb 2025	to	31 Jan 2026	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
102 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$820,000	10-Feb-25
40 REGENT AVENUE SPRINGVALE VIC 3171	\$851,000	14-Dec-24
33 VILLA ROAD SPRINGVALE VIC 3171	\$876,000	16-Aug-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.

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**102 QUARTER CIRCUIT
SPRINGVALE VIC 3171**

3 2 1

Sold Price

\$820,000 Sold Date **10-Feb-25**

Distance

0km



40 REGENT AVENUE SPRINGVALE VIC 3171

3 2 2

Sold Price

\$851,000 Sold Date **14-Dec-24**

Distance

1.53km



33 VILLA ROAD SPRINGVALE VIC 3171

3 2 2

Sold Price

\$876,000 Sold Date **16-Aug-25**

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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