

# 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 47 Gove Street, Springvale, VIC 3171

### Indicative selling price

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

Price Range

\$800,000

&

\$880,000

### Median sale price

Median price

\$912,500

Property Type

House

Suburb

Springvale (3171)

Period - From

01/10/2024

to

30/09/2025

Source

pricefinder

### Comparable property sales

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

32 KEMP STREET, SPRINGVALE VIC 3171

\$860,000

01/09/2025

1 MCWILLIAM STREET, SPRINGVALE VIC 3171

\$850,000

14/09/2025

17 GLENDALE ROAD, SPRINGVALE VIC 3171

\$850,000

08/09/2025

This Statement of Information was prepared on: 27/10/2025