

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

49 Hillside Street, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$902,500

Property Type

House

Suburb

Springvale

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 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
1	17 Glendale Rd SPRINGVALE 3171	\$850,000	08/09/2025
2	32 Kemp St SPRINGVALE 3171	\$860,000	01/09/2025
3	15 Mcleod St SPRINGVALE 3171	\$810,000	04/08/2025

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 six months.~~

This Statement of Information was prepared on:

23/09/2025 15:58



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2025: \$902,500

Comparable Properties



17 Glendale Rd SPRINGVALE 3171 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 585 sqm approx



32 Kemp St SPRINGVALE 3171 (VG)

Agent Comments



Price: \$860,000
Method: Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 696 sqm approx



15 Mcleod St SPRINGVALE 3171 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 581 sqm approx

Account - Barry Plant | P: 03 9803 0400