

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

5/7 STEPHENSON STREET 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

3/15 MAPLE STREET SPRINGVALE VIC 3171	\$800,000	11-Dec-24
143 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$851,000	24-Oct-24
1/18 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$590,000	18-Sep-24

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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**3/15 MAPLE STREET SPRINGVALE
VIC 3171**

3 2 2

Sold Price

^{RS} **\$800,000**

Sold Date

11-Dec-24

Distance

0.81km



**143 SPRINGVALE ROAD
SPRINGVALE VIC 3171**

3 2 2

Sold Price

^{RS} **\$851,000**

Sold Date

24-Oct-24

Distance

0.24km



**1/18 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

3 2 1

Sold Price

\$590,000

Sold Date

18-Sep-24

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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