

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 GOODWOOD DRIVE 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Springvale

Period-from

01 May 2024

to

30 Apr 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

6 EDEN AVENUE SPRINGVALE VIC 3171	\$800,000	20-Mar-25
995 HEATHERTON ROAD SPRINGVALE VIC 3171	\$825,000	10-May-25
105 ELLEN STREET SPRINGVALE VIC 3171	\$867,000	05-Apr-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: 22 May 2025



6 EDEN AVENUE SPRINGVALE VIC 3171

Sold Price

^{RS}

\$800,000

Sold Date

20-Mar-25



4



1



2

Distance

0.47km



**995 HEATHERTON ROAD
SPRINGVALE VIC 3171**

Sold Price

^{RS}

\$825,000

^{UN}

Sold Date

10-May-25



3



1



1

Distance

0.55km



**105 ELLEN STREET SPRINGVALE
VIC 3171**

Sold Price

^{RS}

\$867,000

Sold Date

05-Apr-25



3



1



1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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