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	51 Quarter Circuit, Springvale, VIC 3171

Indicative selling price

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

Price Range	$760,000	&	$815,000

Median sale price

Median price	$645,000	Property Type	Townhouse	Suburb	Springvale (3171)
Period - From	01/04/2024	to	31/03/2025	Source	pricefinder

Comparable property sales

A These are two 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
53 QUARTER CIRCUIT, SPRINGVALE VIC 3171	$780,000	21/03/2025
1/31 MONCUR AVENUE, SPRINGVALE VIC 3171	$800,000	11/04/2024

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: 19/06/2025