

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	639-649 Springvale Road Springvale South, 3172
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Indicative selling price

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

Range between	\$950,000 & \$1,045,000
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Median sale price

Median price	\$850,500	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH 3172
Period - From	01-May-2024	to	30-Apr-2025	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	13 WISTERIA PLACE SPRINGVALE SOUTH VIC 3172	\$960,000	10-May-2025
2	30 GRANDIA CRESCENT KEYSBOROUGH VIC 3173	\$875,000	09-May-2025
3	1/2 FERNHILL DRIVE DINGLEY VILLAGE VIC 3172	\$1,010,000	01-Apr-2025

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