

## 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

66 SPRING ROAD SPRINGVALE SOUTH VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$899,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,500

Property type

House

Suburb

Springvale South

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

|   |           |           |
|---|-----------|-----------|
| 1 JANELAINE COURT SPRINGVALE SOUTH VIC 3172 | \$888,000 | 13-Feb-25 |
| 9 ANDREW STREET SPRINGVALE VIC 3171         | \$922,200 | 21-Dec-24 |
| 12 EMERALD DRIVE SPRINGVALE VIC 3171        | \$939,000 | 14-Mar-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: 31 May 2025