

# 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

661 Princes Highway, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$899,000

&

\$972,000

### Median sale price

Median price

\$940,000

Property Type

House

Suburb

Springvale

Period - From

01/10/2024

to

30/09/2025

Source

REIV

### 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 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
1	123 Kemp St SPRINGVALE 3171	\$950,000	27/11/2025
2	71 Kemp St SPRINGVALE 3171	\$971,000	26/07/2025
3	63 Grace St SPRINGVALE 3171	\$972,000	18/10/2025

**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 six months.~~

This Statement of Information was prepared on:

19/12/2025 11:02



3 2 2

**Property Type:** House (Res)  
**Land Size:** 626 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$899,000 - \$972,000  
**Median House Price**  
Year ending September 2025: \$940,000

## Comparable Properties

**123 Kemp St SPRINGVALE 3171 (REI)**

**Agent Comments**

3 2 2

**Price:** \$950,000  
**Method:**  
**Date:** 27/11/2025  
**Property Type:** House

**71 Kemp St SPRINGVALE 3171 (REI)**

**Agent Comments**

3 2 2

**Price:** \$971,000  
**Method:**  
**Date:** 26/07/2025  
**Property Type:** House



**63 Grace St SPRINGVALE 3171 (REI)**

**Agent Comments**

3 2 2

**Price:** \$972,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222



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