

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

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



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)



Price: \$950,000

Method:

Date: 27/11/2025

Property Type: House

Agent Comments

71 Kemp St SPRINGVALE 3171 (REI)



Price: \$971,000

Method:

Date: 26/07/2025

Property Type: House

Agent Comments

63 Grace St SPRINGVALE 3171 (REI)



Price: \$972,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments



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