# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$980,000	Pro	perty Type	House		Suburb	Springvale
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	7 Silvan Av SPRINGVALE 3171	\$1,010,000	26/09/2025
2	42 Hanleth Av SPRINGVALE 3171	\$978,000	26/07/2025
3	28 Hanleth Av SPRINGVALE 3171	\$992,000	19/07/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 13:17









Property Type: House Land Size: 584 sqm approx **Agent Comments** 

**Indicative Selling Price** \$790,000 - \$860,000 **Median House Price** September quarter 2025: \$980,000

# Comparable Properties



7 Silvan Av SPRINGVALE 3171 (REI)

Price: \$1,010,000

Method: Sold Before Auction

Date: 26/09/2025

Property Type: House (Res) Land Size: 596 sqm approx

**Agent Comments** 



42 Hanleth Av SPRINGVALE 3171 (REI/VG)





**Agent Comments** 

Price: \$978,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 537 sqm approx

28 Hanleth Av SPRINGVALE 3171 (REI/VG)

**Agent Comments** 



Price: \$992,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 534 sqm approx

Account - Atria Real Estate





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