

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

74 Hanleth Avenue, Springvale Vic 3171

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$980,000

Property 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	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 comparable properties 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



3 1 3

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)

Agent Comments

3 1 3

Price: \$1,010,000
Method: Sold Before Auction
Date: 26/09/2025
Property Type: House (Res)
Land Size: 596 sqm approx



42 Hanleth Av SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 2

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

3 1 2

Price: \$992,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Atria Real Estate