

# 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

8/18 Golden Grove, Springvale South Vic 3172

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$637,000

Property Type

Unit

Suburb

Springvale South

Period - From

01/07/2024

to

30/06/2025

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 | 6/270 Spring Rd DINGLEY VILLAGE 3172 | \$730,000 | 17/06/2025   |
| 2 | 17 Rosevae Cr KEYSBOROUGH 3173       | \$820,000 | 31/03/2025   |
| 3 | 3/120 Athol Rd SPRINGVALE SOUTH 3172 | \$960,000 | 01/03/2025   |

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:

05/08/2025 11:26



3   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending June 2025: \$637,000

## Comparable Properties



**6/270 Spring Rd DINGLEY VILLAGE 3172 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 17/06/2025  
**Property Type:** Unit



**17 Rosevae Cr KEYSBOROUGH 3173 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** Townhouse (Single)

**3/120 Athol Rd SPRINGVALE SOUTH 3172 (VG)**

**Agent Comments**

3   -   -

**Price:** \$960,000  
**Method:** Sale  
**Date:** 01/03/2025  
**Property Type:** Strata Unit/Flat