

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 CHARLES AVENUE SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Springvale

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

17 SULLIVAN STREET SPRINGVALE VIC 3171	\$720,000	10-Sep-25
13 NULLAWIL STREET SPRINGVALE VIC 3171	\$775,000	22-May-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025


**17 SULLIVAN STREET SPRINGVALE
VIC 3171**

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

10-Sep-25


3



1



1

Distance

1.57km

**13 NULLAWIL STREET
SPRINGVALE VIC 3171**

Sold Price

\$775,000

Sold Date

22-May-25


3



1



1

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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