Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Thames Avenue Springvale, 3171

Indicative selling price

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

Range between	$1,000,000 & $1,100,000

Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	SPRINGVALE
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

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 AVENUE SPRINGVALE VIC 3171	$1,010,000	26-Sep-2025
2	217 WESTALL ROAD CLAYTON SOUTH VIC 3169	$887,500	06-Aug-2025
3	6 LARGE STREET SPRINGVALE VIC 3171	$870,000	04-Sep-2025

This statement of information was prepared on 09-Jun-2026 at 11:07:24 AM AEST