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	4/20 Royal Avenue Springvale, 3171

Indicative selling price

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

Range between	$400,000 & $440,000

Median sale price

Median price	$665	Property Type	UNIT	Suburb	SPRINGVALE
Period - From	01-May-2024	to	30-Apr-2025	Source	core logic

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	6/24-26 FLYNN STREET SPRINGVALE VIC 3171	$572,000	06-Dec-2024
2	323/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	$430,000	01-Feb-2025
3	204/15 WINDSOR AVENUE SPRINGVALE VIC 3171	$475,000	26-Jan-2025

This statement of information was prepared on 02-Sep-2025 at 1:22:07 PM AEST