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	3 Mackay Street, Springvale South VIC 3172

Indicative selling price

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

Single price	$1,170,000

Median sale price

Median price	$845,000	Property Type	House	Suburb	Springvale South
Period - From	16/08/2025	to	15/02/2026	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Regina Street Springvale South VIC 3172	$1,060,000	14/12/2025
11 Elisabeth Avenue Springvale South VIC 3172	$1,163,000	06/12/2025
13 Wembley Court Springvale South VIC 3172	$1,120,000	22/10/2025

This Statement of Information was prepared on: 16/02/2026