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	1/46-48 Clarke Road Springvale South, 3172

Indicative selling price

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

Range between	$690,000 & $750,000

Median sale price

Median price	$608,000	Property Type	UNIT	Suburb	SPRINGVALE SOUTH
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	9/699-701 Heatherton Road, Clayton South	$695,000	11-Oct-2025
2	1/1 Hosken Street, Springvale South	$720,000	17-Jun-2025
3	5/453-457 Springvale Road, Springvale	$746,000	05-May-2025

This statement of information was prepared on 11-Nov-2025 at 11:54:28 AM AEDT