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	7/1 Hosken Street Springvale South, 3172

Indicative selling price

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

Range between	$680,000 & $740,000

Median sale price

Median price	$814,500	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH
Period - From	05-Nov-2024	to	03-Nov-2025	Source	REA

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	8/18 - 20 Golden Grove, Springvale South, Vic 3172	$718,000	20-Aug-2025
2	9/1 Hosken Street, Springvale South, Vic 3172	$720,000	23-Jun-2025
3	28/42 Darren Road, Springvale South, Vic 3172	$750,000	16-Jul-2025

This statement of information was prepared on 29-Nov-2025 at 3:34:54 PM AEDT