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	4/46-48 Clarke Road Springvale South, 3172

Indicative selling price

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

Range between	$630,000 & $690,000

Median sale price

Median price	$608,000	Property Type	UNIT	Suburb	SPRINGVALE SOUTH
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

Comparable property sales

	Address of comparable property	Price	Date of sale
1	3/221 Clarke Road, Springvale South	$635,000	14-Nov-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/10 Ash Grove, Springvale	$630,000	30-Sep-2025

This statement of information was prepared on 13-Mar-2026 at 11:37:05 AM AEDT