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<br>Including suburb and postcode | 120 REGENT AVENUE SPRINGVALE VIC 3171 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $999,000 | & | $1,095,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $925,000 | Property type | House | Suburb | Springvale |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | 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 6 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 |
|---|---|---|
| 5 GOODWOOD DRIVE SPRINGVALE VIC 3171 | $820,000 | 21-Jun-25 |
| 15 RED HILL ROAD SPRINGVALE VIC 3171 | $990,000 | 11-Jun-25 |
| 76 BIRMINGHAM STREET SPRINGVALE VIC 3171 | $1,010,000 | 28-Jun-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 November 2025

Art Sudharm
M 0403571245
E asudharm@areaspecialist.com.au



**5 GOODWOOD DRIVE SPRINGVALE VIC 3171**

3 1 1

Sold Price **$820,000** Sold Date **21-Jun-25**

Distance **1.35km**



**15 RED HILL ROAD SPRINGVALE VIC 3171**

8 2 2

Sold Price **$990,000** Sold Date **11-Jun-25**

Distance **0.76km**



**76 BIRMINGHAM STREET SPRINGVALE VIC 3171**

4 2 4

Sold Price **$1,010,000** Sold Date **28-Jun-25**

Distance **1.98km**

**RS** = Recent sale **UN** = Undisclosed Sale

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