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	2/10 YOUNG STREET 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Springvale
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
2/39 BAIRD STREET MULGRAVE VIC 3170	$690,000	12-Apr-25
1/7-8 KOOLENA CLOSE CLAYTON SOUTH VIC 3169	$585,000	29-Mar-25
2/25 GRACE STREET SPRINGVALE VIC 3171	$755,000	07-Feb-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: 30 April 2025

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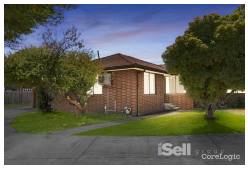


2/39 BAIRD STREET MULGRAVE VIC 3170

2 1 1

Sold Price RS $690,000 Sold Date 12-Apr-25

Distance 0.94km



1/7-8 KOOLENA CLOSE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price $585,000 Sold Date 29-Mar-25

Distance 1.92km



2/25 GRACE STREET SPRINGVALE VIC 3171

3 2 1

Sold Price $755,000 Sold Date 07-Feb-25

Distance 1.07km

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

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