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	1/13 KEMP 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	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
2/30 HOPE STREET SPRINGVALE VIC 3171	$890,000	15-Oct-25
2/40 AMIEL STREET SPRINGVALE VIC 3171	$782,000	24-Jun-25
2/20 HILLSIDE STREET SPRINGVALE VIC 3171	$725,000	01-Jul-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: 20 November 2025

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2/30 HOPE STREET SPRINGVALE VIC 3171

3 2 1

Sold Price RS $890,000 Sold Date 15-Oct-25

Distance 0.46km



2/40 AMIEL STREET SPRINGVALE VIC 3171

3 2 2

Sold Price $782,000 Sold Date 24-Jun-25

Distance 0.64km



2/20 HILLSIDE STREET SPRINGVALE VIC 3171

3 2 1

Sold Price $725,000 Sold Date 01-Jul-25

Distance 0.78km

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

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