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	8 Gunther Avenue, Springvale VIC 3171

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $945,000 Property Type House Suburb Springvale

Period - From 28/01/2026 to 27/07/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Boonah Street Springvale VIC 3171	$855,000	11/04/2026
8 Upwey Avenue Springvale VIC 3171	$850,000	06/05/2026
6 Kallista Road Springvale Vic 3171	$920,000	21/03/2026

This Statement of Information was prepared on: 28/07/2026