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	42 Union Grove Springvale, 3171

Indicative selling price

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

Range between	$800,000 & $880,000

Median sale price

Median price	$860,000	Property Type	HOUSE (LAND)	Suburb	SPRINGVALE
Period - From	01-May-2024	to	30-Apr-2025	Source	core logic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	2 KURRAJONG AVENUE GLEN WAVERLEY VIC 3150	$1,450,000	21-Oct-2024
2	12 MOISHE CIRCUIT SPRINGVALE VIC 3171	$950,000	25-Oct-2024
3	1 DRUMMOND CIRCUIT SPRINGVALE SOUTH VIC 3172	$482,000	12-Dec-2024

This statement of information was prepared on 29-Jun-2025 at 10:20:23 PM AEST