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	2/21 Edmond Street Springvale, 3171

Indicative selling price

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

Range between	$620,000 & $670,000

Median sale price

Median price	$710,000	Property Type	UNIT	Suburb	SPRINGVALE
Period - From	20-Aug-2025	to	16-Aug-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/58 Glendale Road, Springvale, Vic 3171	$660,000	10-Mar-2026
2	1/75-81 View Road, Springvale, Vic 3171	$690,000	12-Jun-2026
3	1/26 Lewis Street, Springvale, Vic 3171	$640,000	30-May-2026

This statement of information was prepared on 14-Sep-2026 at 3:06:31 PM AEST