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	18 Juther Court, Springvale South VIC 3172

Indicative selling price

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

Range between $800,000 & $840,000

Median sale price

Median price $848,250 Property Type House Suburb Springvale South

Period - From 13/08/2024 to 11/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
104 Myrtle Street Springvale South VIC 3172	$838,000	23/11/2024
932 Heatherton Road Springvale South VIC 3172	$810,000	28/12/2024

This Statement of Information was prepared on: 13/02/2025