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	45 Goodwood Drive, Springvale Vic 3171

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $870,000 Property Type House Suburb Springvale

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Janelaine Ct SPRINGVALE SOUTH 3172	$888,000	13/02/2025
2	35 Paterson Rd SPRINGVALE SOUTH 3172	$848,000	10/01/2025
3	7 Nicole Av SPRINGVALE SOUTH 3172	$862,000	06/11/2024

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 six months.~~

This Statement of Information was prepared on: 13/03/2025 15:15

45 Goodwood Drive, Springvale Vic 3171

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4 2 1

Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median House Price
Year ending December 2024: $870,000

Comparable Properties



1 Janelaine Ct SPRINGVALE SOUTH 3172 (REI)

4 3 2

Price: $888,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: House (Res)
Land Size: 617.57 sqm approx

Agent Comments



35 Paterson Rd SPRINGVALE SOUTH 3172 (REI/VG)

3 1 2

Price: $848,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 531 sqm approx

Agent Comments



7 Nicole Av SPRINGVALE SOUTH 3172 (REI/VG)

4 1 2

Price: $862,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

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