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	1/937 Heatherton Road, Springvale Vic 3171

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $627,500 Property Type Unit Suburb Springvale

Period - From 14/03/2024 to 13/03/2025 Source Property Data

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	14/48A Noble St NOBLE PARK 3174	$400,000	21/11/2024
2	28/196 Corrigan Rd NOBLE PARK 3174	$400,000	18/11/2024
3	1/24 Nockolds Cr NOBLE PARK 3174	$430,000	07/11/2024

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: 14/03/2025 11:45

1/937 Heatherton Road, Springvale Vic 3171

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
14/03/2024 - 13/03/2025: $627,500

Comparable Properties

14/48A Noble St NOBLE PARK 3174 (VG)

2 - -

Agent Comments

Price: $400,000
Method: Sale
Date: 21/11/2024
Property Type: Strata Unit/Flat

28/196 Corrigan Rd NOBLE PARK 3174 (VG)

2 - -

Agent Comments

Price: $400,000
Method: Sale
Date: 18/11/2024
Property Type: Flat/Unit/Apartment (Res)



1/24 Nockolds Cr NOBLE PARK 3174 (VG)

2 - -

Agent Comments

Price: $430,000
Method: Sale
Date: 07/11/2024
Property Type: Flat/Unit/Apartment (Res)

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