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	29 Springhurst Crescent, Grovedale VIC 3216

Indicative selling price

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

Range between $589,000 & $639,000

Median sale price

Median price $667,250 Property Type House Suburb Grovedale

Period - From 29/10/2024 to 28/04/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Kingston Street Grovedale VIC	$627,500	15/11/2024
7 Felix Street Grovedale VIC	$600,000	19/02/2025
48 Greenville Drive Grovedale VIC	$630,000	15/01/2025

This Statement of Information was prepared on: 29/04/2025