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	57 Spring Road Springvale South, 3172

Indicative selling price

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

Range between	$800,000 & $880,000

Median sale price

Median price	$850,500	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
Period - From	01-May-2024	to	30-Apr-2025	Source	core logic

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	9 SILVAN AVENUE SPRINGVALE VIC 3171	$900,000	03-May-2025
2	21 ELLEN STREET SPRINGVALE VIC 3171	$945,000	07-Jan-2025
3	83 NOBLE STREET NOBLE PARK VIC 3174	$800,000	12-Apr-2024

This statement of information was prepared on 30-Jun-2025 at 10:24:04 AM AEST