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	25 Talara Close, Springvale Vic 3171

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $724,050 Property Type Townhouse Suburb Springvale

Period - From 03/06/2024 to 02/06/2025 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	6/453-457 Springvale Rd SPRINGVALE 3171	$746,000	04/05/2025
2	4/23 Prince St SPRINGVALE 3171	$710,000	11/04/2025
3	27 Orana Way SPRINGVALE 3171	$719,500	20/03/2025

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: 03/06/2025 16:31

25 Talara Close, Springvale Vic 3171

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$690,000 - $730,000
Median Townhouse Price
03/06/2024 - 02/06/2025: $724,050

Comparable Properties



6/453-457 Springvale Rd SPRINGVALE 3171 (REI)

3 2 2

Price: $746,000
Method: Auction Sale
Date: 04/05/2025
Property Type: Townhouse (Single)
Land Size: 177 sqm approx

Agent Comments



4/23 Prince St SPRINGVALE 3171 (REI/VG)

3 3 1

Price: $710,000
Method: Private Sale
Date: 11/04/2025
Property Type: Townhouse (Single)

Agent Comments



27 Orana Way SPRINGVALE 3171 (REI)

3 2 2

Price: $719,500
Method: Private Sale
Date: 20/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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