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	22 Springbank Street, Tullamarine Vic 3043

Indicative selling price

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

Single price $740,000

Median sale price

Median price $757,500 Property Type House Suburb Tullamarine

Period - From 30/09/2024 to 29/09/2025 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	30 Strathconnon Sq TULLAMARINE 3043	$743,000	11/08/2025
2	12 Springbank St TULLAMARINE 3043	$700,000	28/05/2025
3	17 Strathconnon Sq TULLAMARINE 3043	$715,000	15/04/2025

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: 30/09/2025 11:14

22 Springbank Street, Tullamarine Vic 3043

Jason Johnson
0438 305 044
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3 1 3

Property Type: House
Land Size: 533 sqm approx

Agent Comments

3 bed,1bath, 2 car Garage and secure carport parking.

Indicative Selling Price
$740,000
Median House Price
30/09/2024 - 29/09/2025: $757,500

Comparable Properties

30 Strathconnon Sq TULLAMARINE 3043 (REI)

3 1 1

Price: $743,000
Method:
Date: 11/08/2025
Property Type: House

Agent Comments

Sale in a similar location. Strathconnon was on smaller land

12 Springbank St TULLAMARINE 3043 (VG)

3 - -

Price: $700,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 528 sqm approx

Agent Comments

Street sale. Sold off Market. No Marketing



17 Strathconnon Sq TULLAMARINE 3043 (REI/VG)

3 1 3

Price: $715,000
Method: Sold Before Auction
Date: 15/04/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments

Sale in surrounding street. Smaller land. No Garage

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