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	70a Garnsworthy Street, Springvale VIC 3171

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $650,000 Property Type Unit Suburb Springvale

Period - From 29/04/2025 to 28/10/2025 Source Cotality™

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
2/30 Hope Street Springvale VIC 3171	$890,000	15/10/2025
6 Langi Street Springvale VIC 3171	$835,000	18/09/2025
51 Quarter Circuit Springvale VIC 3171	$785,000	08/07/2025

This Statement of Information was prepared on: 29/10/2025