

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

2/2 Ashdale Court, Springvale Vic 3171

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$770,000

Property Type Townhouse

Suburb Springvale

Period - From 26/05/2025

to

25/05/2026

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	34 View Rd SPRINGVALE 3171	\$730,000	04/05/2026
2	13 Acacia Mews SPRINGVALE 3171	\$790,000	01/04/2026
3	9 Stanford CI MULGRAVE 3170	\$748,000	21/03/2026

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:

26/05/2026 11:38

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4 3 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Townhouse Price
26/05/2025 - 25/05/2026: \$770,000

Comparable Properties

34 View Rd SPRINGVALE 3171 (REI)

Agent Comments

4 3 2

Price: \$730,000
Method:
Date: 04/05/2026
Property Type: Townhouse (Single)



13 Acacia Mews SPRINGVALE 3171 (REI/VG)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 01/04/2026
Property Type: Townhouse (Single)
Land Size: 74 sqm approx



9 Stanford CI MULGRAVE 3170 (REI/VG)

Agent Comments

4 4 2

Price: \$748,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088