

## 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 VILLA ROAD SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Springvale

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

58 ELLEN STREET SPRINGVALE VIC 3171	\$795,000	17-Oct-23
10 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$845,000	09-Sep-23
4/35 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$877,000	01-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 27 December 2023



**58 ELLEN STREET SPRINGVALE  
VIC 3171**

Sold Price

<sup>RS</sup>

**\$795,000**

Sold Date

**17-Oct-23**

 3  2  2

Distance

**0.58km**



**10 QUARTER CIRCUIT SPRINGVALE  
VIC 3171**

Sold Price

**\$845,000**

Sold Date

**09-Sep-23**

 3  2  2

Distance

**1.67km**



**4/35 TENNYSON AVENUE  
CLAYTON SOUTH VIC 3169**

Sold Price

**\$877,000**

Sold Date

**01-Sep-23**

 3  2  2

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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