

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

37 Lee Avenue, Springvale Vic 3171

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$971,500 Property Type House Suburb Springvale

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	11 Michael Ct SPRINGVALE 3171	\$850,000	23/01/2026
2	11 Phillip Av SPRINGVALE 3171	\$798,000	16/01/2026
3	8 Charles Av SPRINGVALE 3171	\$840,000	06/11/2025

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:

29/04/2026 13:34

Neil Butler
9791 3177
0411 637 088
nbutler@stockdaleleggo.com.au

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending March 2026: \$971,500



Property Type:
Agent Comments

Comparable Properties



11 Michael Ct SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)



Price: \$850,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 701 sqm approx



8 Charles Av SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)



Price: \$840,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

11 Phillip Av SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)



Price: \$798,000
Method: Sold Before Auction
Date: 16/01/2026
Property Type: House (Res)
Land Size: 590 sqm approx