

## 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

382 SPRINGVALE 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Springvale

Period-from

01 May 2025

to

30 Apr 2026

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 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

7 BOONAH STREET SPRINGVALE VIC 3171	\$855,000	11-Apr-26
5 IRELAND ROAD CLAYTON SOUTH VIC 3169	\$894,000	28-Mar-26
13 MARK COURT NOBLE PARK VIC 3174	\$850,000	06-Dec-25

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: 11 May 2026



## 7 BOONAH STREET SPRINGVALE VIC 3171

Sold Price

<sup>RS</sup>

**\$855,000**

Sold Date

**11-Apr-26**

 3  1  2

Distance

**0.5km**



## 5 IRELAND ROAD CLAYTON SOUTH VIC 3169

Sold Price

**\$894,000**

Sold Date

**28-Mar-26**

 3  1  2

Distance

**1.34km**



## 13 MARK COURT NOBLE PARK VIC 3174

Sold Price

**\$850,000**

Sold Date

**06-Dec-25**

 3  1  2

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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