

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

4/13 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Springvale South

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

9/13 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172	\$846,500	21-Feb-26
11/13 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172	\$846,888	20-Mar-26

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: 22 May 2026



9/13 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172

3 2 2

Sold Price ^{RS} **\$846,500** Sold Date **21-Feb-26**

Distance **0km**



11/13 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172

3 2 2

Sold Price ^{RS} **\$846,888** Sold Date **20-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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