

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 RICKSON COURT 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$864,000

Property type

House

Suburb

Springvale South

Period-from

01 Jul 2025

to

30 Jun 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 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172	\$954,000	02-Aug-25
4 CHANELLE COURT SPRINGVALE SOUTH VIC 3172	\$947,000	08-Feb-25
33 ELISABETH AVENUE SPRINGVALE SOUTH VIC 3172	\$905,000	11-Apr-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: 03 July 2026



**9 GLASSFORD AVENUE
SPRINGVALE SOUTH VIC 3172**

 5  3  1

Sold Price **\$954,000** Sold Date **02-Aug-25**

Distance **0.25km**



**4 CHANELLE COURT SPRINGVALE
SOUTH VIC 3172**

 4  2  2

Sold Price **\$947,000** Sold Date **08-Feb-25**

Distance **0.8km**



**33 ELISABETH AVENUE
SPRINGVALE SOUTH VIC 3172**

 4  2  2

Sold Price **\$905,000** Sold Date **11-Apr-26**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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