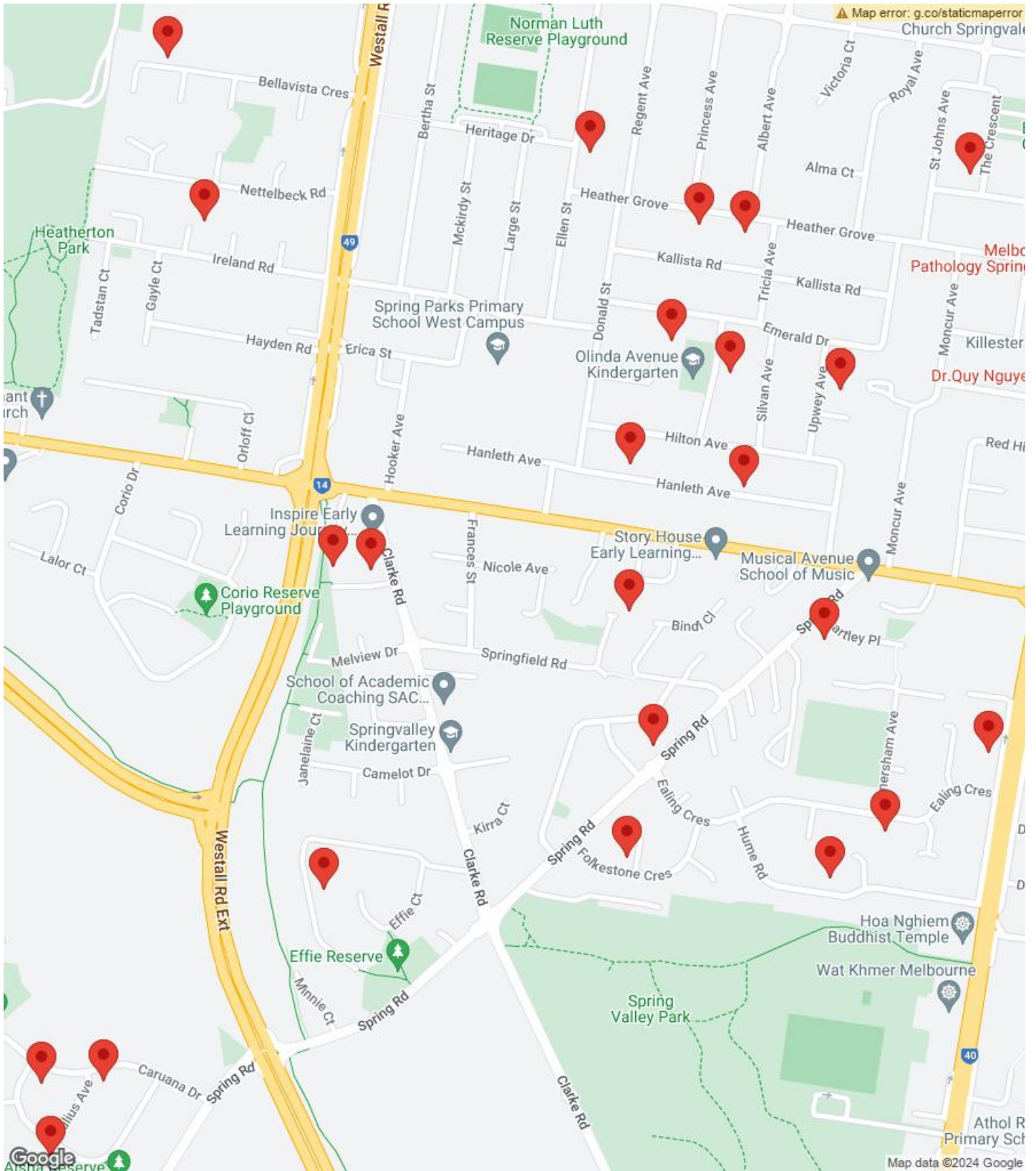


# Sales Map



This report has been compiled on 19/03/2024 by LJ Hooker Springvale. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Sales Search Report - Image Report

## Search Criteria

Focus Property: 7 NICOLE AVENUE, SPRINGVALE SOUTH, VIC 3172

Radius: 1000 m

Sale Date: 19/09/2023 to 19/03/2024

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: House

## Search Summary

Records: 25

	Price	Days	Area
<b>Lowest</b>	\$ 0	12	520 m <sup>2</sup>
<b>Highest</b>	\$ 1,728,000	679	845 m <sup>2</sup>
<b>Average</b>	\$ 886,880	67	605 m <sup>2</sup>
<b>Median</b>	\$ 855,000	30	546 m <sup>2</sup>



### 42 HEATHER GR, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 H16  
Distance from Property: 634m



Property Type: House  
Area: 538 m<sup>2</sup>  
Area \$/m2:  
RPD: 148//LP54148

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 16/03/2024 Days to Sell: **28 Days**  
Last Price: Auction This Sat @2: Chg %:  
First Price: Auction Chg %:



### 13 HUME RD, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 J20  
Distance from Property: 725m



Property Type: House  
Area: 541 m<sup>2</sup>  
Area \$/m2: \$2,329  
RPD: 22//LP95012

Features:

Sale Price: **\$1,260,000 (Agents Advice - Sale)**  
Sale Date: 09/03/2024 Days to Sell: **25 Days**  
Last Price: Auction Saturday Chg %:  
First Price: \$1,230,000 - \$1,350,000 Chg %:



### 9 JOSHUA CL, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 G18  
Distance from Property: 186m



Property Type: House  
Area: 545 m<sup>2</sup>  
Area \$/m2:  
RPD: 7//PS419852

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**  
Sale Date: 06/03/2024 Days to Sell: **117 Days**  
Last Price: \$890,000-920,000 Chg %:  
First Price: AUCTION Chg %:



### 5 UPWEY AVE, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 J17  
Distance from Property: 572m



Property Type: House  
Area: 845 m<sup>2</sup>  
Area \$/m2: \$1,420  
RPD: 6//LP54941

Features:

Sale Price: **\$1,200,000 (Agents Advice - Sale)**  
Sale Date: 02/03/2024 Days to Sell: **23 Days**  
Last Price: \$1,050,000 - \$1,100,000 Chg %:  
First Price: \$1,100,000 - \$1,180,000 Chg %:

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### 6 CARUANA DR, DINGLEY VILLAGE, VIC 3172

UBD Ref: Melbourne - 377 D2  
Distance from Property: 1.2km

4 2 2



Property Type: House  
Area: 562 m<sup>2</sup>  
Area \$/m2: \$2,045  
RPD: 28//LP215887

Features:

Sale Price: **\$1,150,000 (Agents Advice - Sale)**  
Sale Date: 02/03/2024 Days to Sell: **23 Days**  
Last Price: \$1,140,000 - \$1,190,000 Chg %:  
First Price: \$1,140,000 - \$1,190,000 Chg %:



### 7 OLINDA AVE, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 H17  
Distance from Property: 439m

3 1 2



Property Type: House  
Area: 529 m<sup>2</sup>  
Area \$/m2: \$1,511  
RPD: 117//LP54148

Features:

Sale Price: **\$800,000 (Agents Advice - Sale)**  
Sale Date: 21/02/2024 Days to Sell: **70 Days**  
Last Price: \$790,000 - \$860,000 Chg %:  
First Price: \$800,000 - \$880,000 Chg %:



### 5 UPWEY AVE, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 J17  
Distance from Property: 572m

4 2 2



Property Type: House  
Area: 845 m<sup>2</sup>  
Area \$/m2: \$1,420  
RPD: 6//LP54941

Features:

Sale Price: **\$1,200,000 (Agents Advice - Sale)**  
Sale Date: 20/02/2024 Days to Sell: **12 Days**  
Last Price: \$1,050,000 - \$1,100,000 Chg %:  
First Price: \$1,100,000 - \$1,180,000 Chg %:



### 36 VELLA CRT, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 E20  
Distance from Property: 651m

4 2 4



Property Type: House  
Area: 529 m<sup>2</sup>  
Area \$/m2: \$1,682  
RPD: 46//LP220285

Features:

Sale Price: **\$890,000 (Normal Sale)**  
Sale Date: 20/12/2023 Days to Sell: **39 Days**  
Last Price: Under Contract (Under Chg %:  
First Price: Contact Agent (Under Chg %:



### 40 SPRING RD, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 H19  
Distance from Property: 373m

3 1 2



Property Type: House  
Area: 545 m<sup>2</sup>  
Area \$/m2: \$1,541  
RPD: 12//LP90713

Features:

Sale Price: **\$840,000 (Normal Sale)**  
Sale Date: 11/12/2023 Days to Sell: **32 Days**  
Last Price: \$790,000 - \$850,000 Chg %:  
First Price: \$800,000 - \$880,000 Chg %: **-4.5%**



### 14 AISHA CRES, DINGLEY VILLAGE, VIC 3172

UBD Ref: Melbourne - 377 D2  
Distance from Property: 1.3km

4 2 2



Property Type: House  
Area: 740 m<sup>2</sup>  
Area \$/m2: \$2,148  
RPD: 51//PS427017

Features:

Sale Price: **\$1,590,000 (Agents Advice - Sale)**  
Sale Date: 02/12/2023 Days to Sell: **28 Days**  
Last Price: Auction This Saturday 2: Chg %:  
First Price: \$1,410,000-\$1,550,000 Chg %:



### 30 BELLAVISTA CRES, CLAYTON SOUTH, VIC 3169

UBD Ref: Melbourne - 347 D15  
Distance from Property: 1km

5 4 1



Property Type: House  
Area: 538 m<sup>2</sup>  
Area \$/m2: \$400  
RPD: 19//LP126044

Features:

Sale Price: **\$215,000 (Normal Sale)**  
Sale Date: 01/12/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 89 ELLEN ST, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 G15  
Distance from Property: 668m

3 1 1



Property Type: House  
Area: 579 m<sup>2</sup>  
Area \$/m2: \$1,434  
RPD: 71//LP70295

Features:

Sale Price: **\$830,000 (Normal Sale)**  
Sale Date: 25/11/2023 Days to Sell: **25 Days**  
Last Price: \$720,000 - \$792,000 Chg %:  
First Price: \$720,000 - \$792,000 Chg %:



### 6 MARDI CRT, CLAYTON SOUTH, VIC 3169

UBD Ref: Melbourne - 347 E16  
Distance from Property: 766m

3 1 1



Property Type: House  
Area: 633 m<sup>2</sup>  
Area \$/m2: \$1,335  
RPD: 1//TP103409

Features:

Sale Price: **\$845,000 (Normal Sale)**  
Sale Date: 20/11/2023 Days to Sell: **31 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: Auction \$780,000 - Chg %:



### 22 ETHEL CRT, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 H17  
Distance from Property: 417m

3 1 2



Property Type: House  
Area: 729 m<sup>2</sup>  
Area \$/m2: \$1,262  
RPD: 226//LP66129

Features:

Sale Price: **\$920,000 (Normal Sale)**  
Sale Date: 11/11/2023 Days to Sell: **29 Days**  
Last Price: Auction Saturday at 11: Chg %:  
First Price: Price on Application Chg %:



### 35B HANLETH AVE, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 G17  
Distance from Property: 218m



Property Type: House  
Area: 534 m<sup>2</sup>  
Area \$/m2: \$1,602  
RPD: 316//LP66131

Features:

Sale Price: **\$855,000 (Agents Advice - Sale)**  
Sale Date: 11/11/2023 Days to Sell: **66 Days**  
Last Price: \$840,000-\$880,000 Chg %:  
First Price: Contact Agent Chg %:



### 5 FOLKESTONE CRES, SPRINGVALE SOUTH, VIC

UBD Ref: Melbourne - 347 G20  
Distance from Property: 526m



Property Type: House  
Area: 520 m<sup>2</sup>  
Area \$/m2: \$1,515  
RPD: 160//LP90649

Features:

Sale Price: **\$788,000 (Normal Sale)**  
Sale Date: 28/10/2023 Days to Sell: **30 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: \$730,000 - \$799,000 Chg %:



### 11 LONDREW AVE, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 E18  
Distance from Property: 327m



Property Type: House  
Area: 717 m<sup>2</sup>  
Area \$/m2: \$1,116  
RPD: 7//LP84791

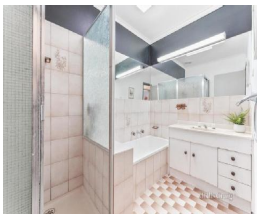
Features:

Sale Price: **\$800,000 (Normal Sale)**  
Sale Date: 24/10/2023 Days to Sell: **52 Days**  
Last Price: \$750,000 to \$800,000 Chg %:  
First Price: AUCTION \$800,000 - Chg %:



### 3 LONDREW AVE, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 F18  
Distance from Property: 264m



Property Type: House  
Area: 547 m<sup>2</sup>  
Area \$/m2: \$1,371  
RPD: 3//LP84791

Features:

Sale Price: **\$750,000 (Normal Sale)**  
Sale Date: 22/10/2023 Days to Sell: **23 Days**  
Last Price: \$695,000 - \$760,000 Chg %:  
First Price: \$740,000 - \$814,000 Chg %:



### 18 THE CRES, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 K15  
Distance from Property: 951m



Property Type: House  
Area: 542 m<sup>2</sup>  
Area \$/m2: \$1,865  
RPD: 43//LP11456

Features:

Sale Price: **\$1,011,000 (Normal Sale)**  
Sale Date: 21/10/2023 Days to Sell: **22 Days**  
Last Price: AUCTION \$800,000 - Chg %:  
First Price: AUCTION \$800,000 - Chg %:



### 13 HANLETH AVE, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 H17  
Distance from Property: 364m



Property Type: House  
Area: 547 m<sup>2</sup>  
Area \$/m2: \$1,581  
RPD: 100//LP65685

Features:

Sale Price: **\$865,000 (Normal Sale)**

Sale Date: 20/10/2023 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:



### 4 BARTLEY PL, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 J18  
Distance from Property: 499m



Property Type: House  
Area:  
Area \$/m2:  
RPD:

Features:

Sale Price: **Price Withheld (Agents Advice - Sale)**

Sale Date: 14/10/2023 Days to Sell: **679 Days**

Last Price: AUCTION \$470,000 - Chg %:

First Price: FOR SALE - CONTACT Chg %:



### 52 HEATHER GR, SPRINGVALE, VIC 3171

UBD Ref: Melbourne - 347 H16  
Distance from Property: 606m



Property Type: House  
Area: 533 m<sup>2</sup>  
Area \$/m2:  
RPD: 153//LP56813

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: SECURE PARKING, GARDEN, CLOSE TO SHOPS

Sale Price: **Price Withheld (Agents Advice - Sale)**

Sale Date: 07/10/2023 Days to Sell: **18 Days**

Last Price: Auction Saturday 1pm Chg %:

First Price: \$790,000 - \$869,000 Chg %:



### 15 EALING CRES, SPRINGVALE SOUTH, VIC 3172

UBD Ref: Melbourne - 347 J20  
Distance from Property: 737m



Property Type: House  
Area: 530 m<sup>2</sup>  
Area \$/m2: \$1,472  
RPD: 18//LP83367

Features:

Sale Price: **\$780,000 (Normal Sale)**

Sale Date: 05/10/2023 Days to Sell: **57 Days**

Last Price: Sold (Under Offer) Chg %:

First Price: Contact Agent (Under Chg %:



### 12 CARUANA DR, DINGLEY VILLAGE, VIC 3172

UBD Ref: Melbourne - 377 D1  
Distance from Property: 1.1km



Property Type: House  
Area: 799 m<sup>2</sup>  
Area \$/m2: \$2,163  
RPD: 43//PS427017

Features:

Sale Price: **\$1,728,000 (Normal Sale)**

Sale Date: 22/09/2023 Days to Sell: **34 Days**

Last Price: Under Offer (Under Chg %:

First Price: \$1,750,000 - \$1,850,000 Chg %: **-1.3%**



422 SPRINGVALE RD, SPRINGVALE SOUTH, VIC

UBD Ref: Melbourne - 347 K19  
Distance from Property: 816m



3



2



3



Property Type: House

Area: 563 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$1,243

RPD: 62//LP81843

Features:

Sale Price: **\$700,000 (Normal Sale)**

Sale Date: 19/09/2023 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %: