

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

8 Maine Hey Crescent, Springvale Vic 3171

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$975,000 Property Type House Suburb Springvale

Period - From 01/07/2025 to 30/06/2026 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	2 Hillcrest Gr SPRINGVALE 3171	\$1,070,000	13/06/2026
2	30 Heather Gr SPRINGVALE 3171	\$952,000	16/05/2026
3	5 Elm Gr SPRINGVALE 3171	\$980,000	13/04/2026

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:

07/08/2026 11:59



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending June 2026: \$975,000

Comparable Properties



2 Hillcrest Gr SPRINGVALE 3171 (REI)

Agent Comments

3 1 4

Price: \$1,070,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 606 sqm approx



30 Heather Gr SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 2

Price: \$952,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 585 sqm approx



5 Elm Gr SPRINGVALE 3171 (REI)

Agent Comments

3 1 2

Price: \$980,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 673 sqm approx