

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 94 Ellen Street, Springvale Vic 3171

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

Median price \$960,500 Property type HOUSE Suburb Springvale

Period - From 20/10/2025 to 20/04/2026 Source Pricefinder

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
6 Kallista Road, Springvale Vic 3171	\$920,000	21/03/2026
46 Ellen Street, Springvale Vic 3171	\$980,000	21/12/2025
4 Ethel Crt, Springvale Vic 3171	\$970,000	30/10/2025

This Statement of Information was prepared on: 20/04/2026



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