

## 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

1/6 LASCELLES STREET SPRINGVALE VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Springvale

Period-from

01 Apr 2025

to

31 Mar 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

2/143 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$795,000	14-Jul-25
2/8 GRAY STREET SPRINGVALE VIC 3171	\$750,000	21-Sep-25
3/15 MAPLE STREET SPRINGVALE VIC 3171	\$850,000	18-Jun-25

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: 08 April 2026



**2/143 SPRINGVALE ROAD  
 SPRINGVALE VIC 3171**

3 2 -

Sold Price **\$795,000** Sold Date **14-Jul-25**

Distance **0.1km**

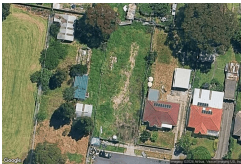


**2/8 GRAY STREET SPRINGVALE  
 VIC 3171**

3 2 2

Sold Price **\$750,000** Sold Date **21-Sep-25**

Distance **0.69km**



**3/15 MAPLE STREET SPRINGVALE  
 VIC 3171**

3 2 2

Sold Price **\$850,000** Sold Date **18-Jun-25**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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