

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 QUARTER CIRCUIT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2024

to

31 Jul 2025

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

| | | |
|--|-----------|-----------|
| 12 QUARTER CIRCUIT SPRINGVALE VIC 3171 | \$700,000 | 08-Jun-24 |
| 28 QUARTER CIRCUIT SPRINGVALE VIC 3171 | \$655,888 | 15-Jun-24 |
| 84 QUARTER CIRCUIT SPRINGVALE VIC 3171 | \$635,000 | 21-Dec-24 |

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: 18 August 2025

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12 QUARTER CIRCUIT SPRINGVALE VIC 3171 Sold Price **\$700,000** Sold Date **08-Jun-24**

 3  2  2

Distance **0km**



28 QUARTER CIRCUIT SPRINGVALE VIC 3171

Sold Price **\$655,888** Sold Date **15-Jun-24**

 2  2  1

Distance **0km**



84 QUARTER CIRCUIT SPRINGVALE VIC 3171

Sold Price **\$635,000** Sold Date **21-Dec-24**

 2  2  1

Distance **0km**



23 QUARTER CIRCUIT SPRINGVALE VIC 3171

Sold Price **\$788,000** Sold Date **04-May-24**

 3  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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