

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

1/4 WALES 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

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2025

to

31 Jan 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

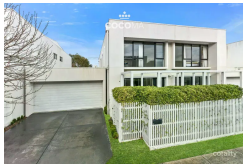
Date of sale

6 LANGI STREET SPRINGVALE VIC 3171	\$835,000	11-Sep-25
40 REGENT AVENUE SPRINGVALE VIC 3171	\$851,000	14-Dec-24
1/70-72 PRINCESS AVENUE SPRINGVALE VIC 3171	\$866,000	08-Feb-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: 12 February 2026



6 LANGI STREET SPRINGVALE VIC 3171

3 2 2

Sold Price

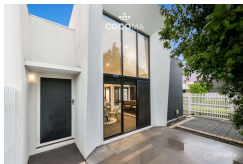
\$835,000

Sold Date

11-Sep-25

Distance

1.17km



40 REGENT AVENUE SPRINGVALE VIC 3171

3 2 2

Sold Price

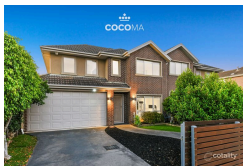
\$851,000

Sold Date

14-Dec-24

Distance

1.17km



1/70-72 PRINCESS AVENUE SPRINGVALE VIC 3171

3 2 2

Sold Price

\$866,000

Sold Date

08-Feb-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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