

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

1/44 GLENDALE ROAD 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2025

to

28 Feb 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

1/58 GLENDALE ROAD SPRINGVALE VIC 3171	\$660,000	10-Mar-26
5/104-108 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$320,000	11-Apr-25
219/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$460,000	25-Jan-26

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.~~

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**1/58 GLENDALE ROAD
 SPRINGVALE VIC 3171**

3 1 1

Sold Price

^{RS} **\$660,000**

Sold Date

10-Mar-26

Distance

0.12km



**5/104-108 SPRINGVALE ROAD
 SPRINGVALE VIC 3171**

2 1 1

Sold Price

\$320,000

Sold Date

11-Apr-25

Distance

0.83km



**219/59 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

3 2 1

Sold Price

\$460,000

Sold Date

25-Jan-26

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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