

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

2/4 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2025

to

31 May 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

1/15 MAPLE STREET SPRINGVALE VIC 3171	\$850,000	18-Jun-25
3/15 MAPLE STREET SPRINGVALE VIC 3171	\$850,000	18-Jun-25
44 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$888,000	28-Feb-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.~~

This Statement of Information was prepared on: 18 June 2026



**1/15 MAPLE STREET SPRINGVALE
 VIC 3171**

3 2 2

Sold Price

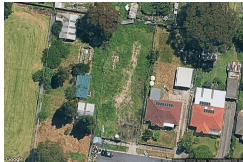
\$850,000

Sold Date

18-Jun-25

Distance

0.16km



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

3 2 2

Sold Price

Sold Date

18-Jun-25

Distance

0.16km



**44 QUARTER CIRCUIT
 SPRINGVALE VIC 3171**

3 2 2

Sold Price

\$888,000

Sold Date

28-Feb-26

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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