

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

5 KIRRA COURT SPRINGVALE SOUTH VIC 3172

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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Springvale South

Period-from

01 Aug 2025

to

31 Jul 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

52 SPRING ROAD SPRINGVALE SOUTH VIC 3172	\$951,000	20-Sep-25
6 LONDREW AVENUE SPRINGVALE SOUTH VIC 3172	\$880,000	01-Jul-26
1 FRANCES STREET SPRINGVALE SOUTH VIC 3172	\$925,000	14-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.~~

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52 SPRING ROAD SPRINGVALE SOUTH VIC 3172

3 2 2

Sold Price

\$951,000

Sold Date

20-Sep-25

Distance

0.14km



6 LONDREW AVENUE SPRINGVALE SOUTH VIC 3172

4 1 2

Sold Price

\$880,000

Sold Date

01-Jul-26

Distance

0.38km



1 FRANCES STREET SPRINGVALE SOUTH VIC 3172

3 1 4

Sold Price

\$925,000

Sold Date

14-Feb-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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