

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

2/20 SPRING ROAD 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,250

Property type

Unit

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

18/824-832 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$650,000	13-Sep-25
12/11 DIGBY COURT SPRINGVALE SOUTH VIC 3172	\$656,000	27-Jun-26
10 BRAY LANE SPRINGVALE VIC 3171	\$620,000	16-Aug-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: 28 August 2026

Rosy Tran
P (03) 9548 4011
M 0434 495 159
E rosy.tran@springvale.rh.com.au



**18/824-832 HEATHERTON ROAD
 SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price **\$650,000** Sold Date **13-Sep-25**

Distance **0.12km**



**12/11 DIGBY COURT SPRINGVALE
 SOUTH VIC 3172**

2 1 1

Sold Price **\$656,000** Sold Date **27-Jun-26**

Distance **0.84km**



**10 BRAY LANE SPRINGVALE VIC
 3171**

2 1 1

Sold Price **\$620,000** Sold Date **16-Aug-25**

Distance **0.96km**



**3/158 ATHOL ROAD SPRINGVALE
 SOUTH VIC 3172**

2 1 1

Sold Price **\$640,000** Sold Date **01-Oct-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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