

## 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

2/24-26 FLYNN STREET SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Springvale

Period-from

01 May 2025

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 3 QUARTER CIRCUIT SPRINGVALE VIC 3171     | \$780,000 | 29-Nov-25 |
| 10 LANGI STREET SPRINGVALE VIC 3171       | \$800,000 | 03-Dec-25 |
| 2/927 HEATHERTON ROAD SPRINGVALE VIC 3171 | \$720,000 | 20-Dec-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 May 2026


**3 QUARTER CIRCUIT SPRINGVALE VIC 3171**
 3  2  1

Sold Price

**\$780,000**

Sold Date

**29-Nov-25**

Distance

**1.09km**

**10 LANGI STREET SPRINGVALE VIC 3171**
 3  2  2

Sold Price

**\$800,000**

Sold Date

**03-Dec-25**

Distance

**1.37km**

**2/927 HEATHERTON ROAD SPRINGVALE VIC 3171**
 3  2  1

Sold Price

**\$720,000**

Sold Date

**20-Dec-25**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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