

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode 3 Martin Street, Springvale South VIC 3172

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer House	3	1	1	116	535

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$800,000

&

\$880,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price

N/A

Median sale price

Median price

\$855,000

Property type

House

Suburb

Springvale South

Period: from

01/06/2026

to

21/08/2026

Source

Prop Track

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

Comparable property 1

Address	Sale price	Date of sale
12 Bellavista Court, Springvale South	\$860,000	02/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer House	3	1	2	N/A	531

Comparable property 2

Address	Sale price	Date of sale
3 Elka Road, Springvale South	\$865,100	16/06/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer House	3	1	2	N/A	532

Comparable property 3

Address	Sale price	Date of sale
50 Charlotte Street, Springvale South	\$830,000	22/06/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer House	3	1	1	110	539