

# 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

37 Lee Avenue, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$799,000

### Median sale price

Median price \$971,500 Property Type House Suburb Springvale

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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 six 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	29 Nullawil St SPRINGVALE 3171	\$750,000	25/05/2026
2	23 Avondale St SPRINGVALE 3171	\$770,000	26/03/2026
3	11 Phillip Av SPRINGVALE 3171	\$798,000	16/01/2026

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 six months.~~

This Statement of Information was prepared on:

04/06/2026 18:41

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$740,000 - \$799,000  
**Median House Price**  
Year ending March 2026: \$971,500

## Comparable Properties



**29 Nullawil St SPRINGVALE 3171 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 667 sqm approx



**23 Avondale St SPRINGVALE 3171 (VG)**

Agent Comments



**Price:** \$770,000  
**Method:** Sale  
**Date:** 26/03/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

**11 Phillip Av SPRINGVALE 3171 (REI/VG)**

Agent Comments



**Price:** \$798,000  
**Method:** Sold Before Auction  
**Date:** 16/01/2026  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx

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