

## 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

202/20 ROYAL AVENUE SPRINGVALE VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2024

to

31 Jul 2025

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

6/35-39 EIGHTH BOULEVARD SPRINGVALE VIC 3171	\$430,000	05-Jun-25
220/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$440,000	05-Jun-25
207/15 WINDSOR AVENUE SPRINGVALE VIC 3171	\$474,500	26-Apr-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.~~

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**6/35-39 EIGHTH BOULEVARD  
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$430,000** Sold Date **05-Jun-25**

Distance **0.82km**



**220/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$440,000** Sold Date **05-Jun-25**

Distance **1.43km**



**207/15 WINDSOR AVENUE  
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$474,500** Sold Date **26-Apr-25**

Distance **0.17km**

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

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