

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

5/10 STEPHENSON STREET SPRINGVALE VIC 3171

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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

unit

Suburb

Springvale

Period-from

01 Jul 2025

to

30 Jun 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

1/26 LEWIS STREET SPRINGVALE VIC 3171	\$640,000	30-May-26
45 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$730,000	13-Jun-26
1/11 DAVIDSON STREET SPRINGVALE VIC 3171	\$710,500	21-Feb-26

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: 02 July 2026



**1/26 LEWIS STREET SPRINGVALE
VIC 3171**

 3  1  1

Sold Price

\$640,000

Sold Date **30-May-26**

Distance **0.33km**



**45 QUARTER CIRCUIT
SPRINGVALE VIC 3171**

 3  2  1

Sold Price

^{RS} **\$730,000**

Sold Date **13-Jun-26**

Distance **1.66km**



**1/11 DAVIDSON STREET
SPRINGVALE VIC 3171**

 3  2  1

Sold Price

\$710,500

Sold Date **21-Feb-26**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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