

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Nullawil Street Springvale, 3171
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### Indicative selling price

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

Range between	\$780,000 & \$850,000
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### Median sale price

Median price	\$862,500	Property Type	HOUSE	Suburb	SPRINGVALE 3171
Period - From	01-Jul-2024	to	30-Jun-2025	Source	Corelogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	61 LEBANON CRESCENT MULGRAVE VIC 3170	\$1,010,000	24-Apr-2025
2	12 GUNTHER AVENUE SPRINGVALE VIC 3171	\$945,000	06-May-2025
3	13 NULLAWIL STREET SPRINGVALE VIC 3171	\$775,000	22-May-2025

This statement of information was prepared on 17-Jul-2025 at 5:15:02 PM AEST