

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Emerald Drive Springvale, 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,050,000 & \$1,155,000
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Median sale price

Median price	\$858,500	Property Type	HOUSE	Suburb	SPRINGVALE
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Corelogic

Comparable property sales

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	42 HANLETH AVENUE SPRINGVALE VIC 3171	\$978,000	26-Jul-2025
2	7 CHARLTON STREET SPRINGVALE VIC 3171	\$980,000	05-Jul-2025
3	28 HANLETH AVENUE SPRINGVALE VIC 3171	\$992,000	19-Jul-2025

This statement of information was prepared on 08-Aug-2025 at 10:20:04 AM AEST