

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	21 Richard Street Springvale South, 3172
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Indicative selling price

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

Range between	\$750,000 & \$825,000
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Median sale price

Median price	\$845,000	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH 3172
Period - From	01-Sep-2024	to	31-Aug-2025	Source	Cotality

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	2 RICHARD STREET SPRINGVALE SOUTH VIC 3172	\$821,000	21-Jun-2025
2	3 REGINALD STREET SPRINGVALE SOUTH VIC 3172	\$799,999	25-Aug-2025
3	34 WARDALE ROAD SPRINGVALE SOUTH VIC 3172	\$788,000	16-May-2025

This statement of information was prepared on 25-Sep-2025 at 4:26:20 PM AEST