

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	2 Jaffna Place Springvale South, 3172
---	---------------------------------------

Indicative selling price

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

Range between	\$780,000 & \$858,000
---------------	-----------------------

Median sale price

Median price	\$600,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH 3172
--------------	-----------	---------------	-----------	--------	-----------------------

Period - From	01-Dec-2024	to	30-Nov-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	7/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172	\$645,000	11-Oct-2025
2	1/19 RUTHERGLEN STREET NOBLE PARK VIC 3174	\$792,000	22-Nov-2025
3	3/46 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$780,000	03-Sep-2025

This statement of information was prepared on 18-Dec-2025 at 12:10:40 PM AEDT