

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	1/29 Albert Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$450,000 & \$495,000
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Median sale price

Median price	\$420,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jan-2026	to	01-Jun-2026	Source	real estate

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	205/31B Buckingham Avenue, Springvale, Vic 3171	\$422,000	09-Feb-2026
2	303/62 Buckingham Avenue, Springvale, Vic 3171	\$425,000	30-Jan-2026
3	2/35-39 Eighth Boulevard, Springvale, Vic 3171	\$460,000	05-Mar-2026

This statement of information was prepared on 29-Jun-2026 at 7:16:44 PM AEST