

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	4/46-48 Clarke Road Springvale South, 3172
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Indicative selling price

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

Range between	\$590,000 & \$645,000
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Median sale price

Median price	\$600,000	Property Type	UNIT	Suburb	SPRINGVALE SOUTH
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Period - From	01-Feb-2025	to	31-Jan-2026	Source	Cotality
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Comparable property sales

	Address of comparable property	Price	Date of sale
1	3/221 Clarke Road, Springvale South	\$635,000	14-Nov-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/10 Ash Grove, Springvale	\$630,000	30-Sep-2025

This statement of information was prepared on 27-Feb-2026 at 10:55:03 AM AEDT