

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 QUARTER CIRCUIT SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$749,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Townhouse

Suburb

Springvale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

6/453-457 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$746,000	05-May-25
51 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$785,000	14-Jul-25
102 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$820,000	10-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 July 2025



**6/453-457 SPRINGVALE ROAD
 SPRINGVALE VIC 3171**

 3  2  2

Sold Price

^{RS}

\$746,000

Sold Date

05-May-25

Distance

0.56km



**51 QUARTER CIRCUIT SPRINGVALE
 VIC 3171**

 3  2  2

Sold Price

^{RS}

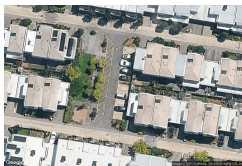
\$785,000

Sold Date

14-Jul-25

Distance

0km



**102 QUARTER CIRCUIT
 SPRINGVALE VIC 3171**

 3  2  1

Sold Price

\$820,000

Sold Date

10-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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