

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 25 Waddington Crescent, Springvale South, VIC 3172

Indicative selling price

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

Price Range

\$870,000

&

\$920,000

Median sale price

Median price

\$773,750

Property Type

Townhouse

Suburb

Springvale South (3172)

Period - From

01/01/2026

to

30/06/2026

Source

pricefinder

Comparable property sales

A

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
2/10 CONISTON COURT, SPRINGVALE SOUTH VIC 3172	\$880,000	13/06/2026
23 DRUMMOND CIRCUIT, SPRINGVALE SOUTH VIC 3172	\$883,000	10/03/2026
7A SPRINGFIELD ROAD, SPRINGVALE SOUTH VIC 3172	\$912,000	27/06/2026

This Statement of Information was prepared on: 10/08/2026