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	49 Hillside Street, Springvale Vic 3171

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $922,200 Property Type House Suburb Springvale

Period - From 08/10/2024 to 07/10/2025 Source Property Data

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 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	152 Police Rd SPRINGVALE 3171	$842,000	25/09/2025
2	32 Kemp St SPRINGVALE 3171	$860,000	01/09/2025
3	13 Nullawil St SPRINGVALE 3171	$775,000	22/05/2025

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 six months.~~

This Statement of Information was prepared on: 08/10/2025 15:59

BARRYPLANT



Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
08/10/2024 - 07/10/2025: $922,200

Comparable Properties



152 Police Rd SPRINGVALE 3171 (REI)

3 | 1 | 2

Agent Comments

Price: $842,000
Method: Sold Before Auction
Date: 25/09/2025
Property Type: House



32 Kemp St SPRINGVALE 3171 (VG)

3 | - | -

Agent Comments

Price: $860,000
Method: Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 696 sqm approx

13 Nullawil St SPRINGVALE 3171 (VG)

3 | - | -

Agent Comments

Price: $775,000
Method: Sale
Date: 22/05/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Account - Barry Plant | P: 03 9803 0400

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