

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

8 CHARLES AVENUE 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Springvale

Period-from

01 Oct 2024

to

30 Sep 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

17 SULLIVAN STREET SPRINGVALE VIC 3171	\$720,000	10-Sep-25
13 NULLAWIL STREET SPRINGVALE VIC 3171	\$775,000	22-May-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: 20 October 2025



17 SULLIVAN STREET SPRINGVALE VIC 3171 Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **10-Sep-25**

 3
  1
  1
 Distance **1.57km**



13 NULLAWIL STREET SPRINGVALE VIC 3171 Sold Price **\$775,000** Sold Date **22-May-25**

 3
  1
  1
 Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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