

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

2/6 ST JAMES 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

12/2-6 KELVIN GROVE SPRINGVALE VIC 3171	\$360,000	04-Aug-25
9/1A VIRGINIA STREET SPRINGVALE VIC 3171	\$350,000	29-Apr-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: 23 October 2025



**12/2-6 KELVIN GROVE
 SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$360,000** Sold Date **04-Aug-25**

Distance **0.7km**



**9/1A VIRGINIA STREET
 SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$350,000** Sold Date **29-Apr-25**

Distance **0.86km**

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

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