

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

9 NASH STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$939,000

Property type

House

Suburb

Springvale

Period-from

01 Mar 2025

to

28 Feb 2026

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

8 CHARLES AVENUE SPRINGVALE VIC 3171	\$840,000	07-Nov-25
11 MICHAEL COURT SPRINGVALE VIC 3171	\$850,000	23-Jan-26
12 WEBB AVENUE SPRINGVALE VIC 3171	\$870,000	21-Nov-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 March 2026


**8 CHARLES AVENUE SPRINGVALE
VIC 3171**

Sold Price

\$840,000

Sold Date

07-Nov-25
 3

 1

 1

Distance

1.42km

**11 MICHAEL COURT SPRINGVALE
VIC 3171**

Sold Price

^{RS} **\$850,000**

Sold Date

23-Jan-26
 3

 1

 2

Distance

1.71km

**12 WEBB AVENUE SPRINGVALE
VIC 3171**

Sold Price

\$870,000

Sold Date

21-Nov-25
 3

 1

 2

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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