

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

8/101-105 ATHOL ROAD SPRINGVALE SOUTH VIC 3172

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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Apr 2025

to

31 Mar 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

1/942-946 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$615,000	27-Apr-26
5/3 LEOPOLD AVENUE SPRINGVALE SOUTH VIC 3172	\$600,000	06-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: 30 April 2026



**1/942-946 HEATHERTON ROAD
SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price

^{RS}

\$615,000

Sold Date

27-Apr-26

Distance

0.88km



**5/3 LEOPOLD AVENUE
SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price

\$600,000

Sold Date

06-Nov-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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