

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

2/4 FAIRVIEW 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Springvale

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

2/17 LOLLER STREET SPRINGVALE VIC 3171	\$652,000	11-Apr-26
2/35 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$683,000	10-Mar-26
1/58 GLENDALE ROAD SPRINGVALE VIC 3171	\$660,000	10-Mar-26

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: 29 April 2026


**2/17 LOLLER STREET SPRINGVALE
VIC 3171**
 2
  2
  1

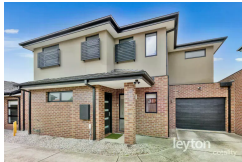
Sold Price

^{RS} **\$652,000**

Sold Date

11-Apr-26

Distance

0.27km

**2/35 WHITWORTH AVENUE
SPRINGVALE VIC 3171**
 2
  2
  1

Sold Price

^{RS} **\$683,000**

Sold Date

10-Mar-26

Distance

0.65km

**1/58 GLENDALE ROAD
SPRINGVALE VIC 3171**
 3
  1
  1

Sold Price

^{RS} **\$660,000**

Sold Date

10-Mar-26

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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