

## 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

19 JOYCE STREET SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Springvale

Period-from

01 May 2025

to

30 Apr 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 34 CLIVE STREET SPRINGVALE VIC 3171  | \$850,000 | 14-Mar-26 |
| 12 WEBB AVENUE SPRINGVALE VIC 3171   | \$870,000 | 21-Nov-25 |
| 61 GLENDALE ROAD SPRINGVALE VIC 3171 | \$925,000 | 11-Dec-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: 12 May 2026



**34 CLIVE STREET SPRINGVALE VIC 3171**

3 2 -

<sup>RS</sup> **\$850,000** Sold Date **14-Mar-26**

Distance **0.17km**



**12 WEBB AVENUE SPRINGVALE VIC 3171**

3 1 2

Sold Price **\$870,000** Sold Date **21-Nov-25**

Distance **0.56km**



**61 GLENDALE ROAD SPRINGVALE VIC 3171**

4 1 1

Sold Price **\$925,000** Sold Date **11-Dec-25**

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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