

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

6 LONDREW AVENUE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Springvale South

Period-from

01 Jun 2025

to

31 May 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 CHISHOLM COURT SPRINGVALE SOUTH VIC 3172	\$920,000	14-Apr-26
33 ELISABETH AVENUE SPRINGVALE SOUTH VIC 3172	\$905,000	11-Apr-26
106 MYRTLE STREET SPRINGVALE SOUTH VIC 3172	\$925,000	23-May-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: 04 June 2026


**2 CHISHOLM COURT SPRINGVALE
SOUTH VIC 3172**
 3  2  2

Sold Price

\$920,000

Sold Date

14-Apr-26

Distance

0.24km

**33 ELISABETH AVENUE
SPRINGVALE SOUTH VIC 3172**
 4  2  2

Sold Price

\$905,000

Sold Date

11-Apr-26

Distance

1.44km

**106 MYRTLE STREET SPRINGVALE
SOUTH VIC 3172**
 3  1  1

Sold Price

^{RS} **\$925,000**

Sold Date

23-May-26

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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