

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

32 ALBERT AVENUE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Springvale

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 RHODES STREET SPRINGVALE VIC 3171	\$1,160,000	28-Feb-26
82 BIRMINGHAM STREET SPRINGVALE VIC 3171	\$1,195,000	07-Feb-26
13 BERTHA STREET SPRINGVALE VIC 3171	\$1,110,000	16-Apr-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 RHODES STREET SPRINGVALE
VIC 3171**
 3  1  2

 Sold Price **\$1,160,000** Sold Date **28-Feb-26**

 Distance **1.05km**

**82 BIRMINGHAM STREET
SPRINGVALE VIC 3171**
 4  3  2

 Sold Price **\$1,195,000** Sold Date **07-Feb-26**

 Distance **1.35km**

**13 BERTHA STREET SPRINGVALE
VIC 3171**
 3  2  1

 Sold Price **\$1,110,000** Sold Date **16-Apr-26**

 Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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