

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 3&4/10 Lucian Avenue Springvale VIC 3171

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit 3	\$*	Or range between	\$688,000		\$756,800
Unit 4	\$*	Or range between	\$688,000		\$756,800

### Suburb unit median sale price

Median price \$675,000 Suburb Springvale

Period - From 01 June 2025 To 31 May 2026 Source Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 22 June 2026