

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

1/1 HOSKEN STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

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

3/12 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$750,000	14-Feb-26
2/519 SPRINGVALE ROAD SPRINGVALE SOUTH VIC 3172	\$775,000	16-Apr-26
2/141 CORRIGAN ROAD NOBLE PARK VIC 3174	\$800,000	01-Jun-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 June 2026


**3/12 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

 3
  2
  2

Sold Price **\$750,000** Sold Date **14-Feb-26**

Distance **1.41km**


**2/519 SPRINGVALE ROAD
SPRINGVALE SOUTH VIC 3172**

 3
  1
  1

Sold Price **\$775,000** Sold Date **16-Apr-26**

Distance **1.12km**


**2/141 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 3
  2
  2

Sold Price ^{RS} **\$800,000** Sold Date **01-Jun-26**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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