

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

24 Garnsworthy Street, Springvale Vic 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$965,488

 Property Type

House

 Suburb

Springvale

Period - From

13/05/2025

 to

12/05/2026

 Source

Property Data

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 six 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
1	7 Boonah St SPRINGVALE 3171	\$855,000	11/04/2026
2	11 Michael Ct SPRINGVALE 3171	\$850,000	23/01/2026
3	11 Phillip Av SPRINGVALE 3171	\$798,000	16/01/2026

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 six months.~~

This Statement of Information was prepared on:

13/05/2026 17:13



 4  1  1

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

13/05/2025 - 12/05/2026: \$965,488

Comparable Properties



7 Boonah St SPRINGVALE 3171 (REI)

Agent Comments

 3  1  2

Price: \$855,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 590 sqm approx



11 Michael Ct SPRINGVALE 3171 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000

Method: Private Sale

Date: 23/01/2026

Property Type: House

Land Size: 701 sqm approx

11 Phillip Av SPRINGVALE 3171 (REI/VG)

Agent Comments

 3  1  2

Price: \$798,000

Method: Sold Before Auction

Date: 16/01/2026

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9874 3355