

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

Indicative selling price

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

Single price

\$870,000

Median sale price

Median price

\$921,750

Property Type

House

Suburb

Springvale

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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:

10/07/2026 10:12



 4  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
 \$870,000
Median House Price
 June quarter 2026: \$921,750

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