

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$966,000 Property Type House Suburb Springvale

Period - From 19/06/2025 to 18/06/2026 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: 19/06/2026 16:51



4   1   1

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

19/06/2025 - 18/06/2026: \$966,000

## 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