

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

18 Royal Avenue, Springvale Vic 3171

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$962,550

Property Type House

Suburb Springvale

Period - From 28/05/2025

to

27/05/2026

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	9 Grace Park Av SPRINGVALE 3171	\$1,475,000	18/03/2026
2	4 Virginia St SPRINGVALE 3171	\$1,450,000	04/03/2026
3	49a Windsor Av SPRINGVALE 3171	\$1,580,000	28/02/2026

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:

28/05/2026 11:07



 4  3  4

Property Type: House
Land Size: 980 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 28/05/2025 - 27/05/2026: \$962,550

Comparable Properties



9 Grace Park Av SPRINGVALE 3171 (REI)

[Agent Comments](#)

 2  1  2

Price: \$1,475,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 655 sqm approx



4 Virginia St SPRINGVALE 3171 (VG)

[Agent Comments](#)

 5  2  1

Price: \$1,450,000
Method: Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 696 sqm approx



49a Windsor Av SPRINGVALE 3171 (REI)

[Agent Comments](#)

 3  1  8

Price: \$1,580,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Account - Barry Plant | P: 03 9874 3355