

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$965,488

Property Type House

Suburb Springvale

Period - From 15/06/2025

to 14/06/2026

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 | 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:

15/06/2026 14:16



 4    2    4

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

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 15/06/2025 - 14/06/2026: \$965,488

## 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



**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