

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	4/40 Victoria Avenue, Springvale Vic 3171
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Indicative selling price

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

Range between	\$320,000	&	\$350,000
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Median sale price

Median price	\$605,000	Property Type	Unit	Suburb	Springvale
Period - From	07/09/2025	to	06/09/2026	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		
2		
3		

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:	07/09/2026 17:53
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4/40 Victoria Avenue, Springvale Vic 3171



 1  1  1

Rooms: 3

Property Type: Unit

Land Size: 47 Approximate sqm
approx

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

07/09/2025 - 06/09/2026: \$605,000

Comparable Properties

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.

Account - Grant Perry Real Estate



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