

## 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

3 MAPLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Springvale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

2 RHODES STREET SPRINGVALE VIC 3171	\$1,160,000	28-Feb-26
5 ASHDALE COURT SPRINGVALE VIC 3171	\$892,786	13-May-26
114 REGENT AVENUE SPRINGVALE VIC 3171	\$1,175,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 03 June 2026


**2 RHODES STREET SPRINGVALE  
VIC 3171**
 3  1  2

Sold Price

**\$1,160,000**

Sold Date

**28-Feb-26**

Distance

**0.1km**

**5 ASHDALE COURT SPRINGVALE  
VIC 3171**
 3  1  1

Sold Price

<sup>RS</sup> **\$892,786**

Sold Date

**13-May-26**

Distance

**1.45km**

**114 REGENT AVENUE SPRINGVALE  
VIC 3171**
 3  1  2

Sold Price

**\$1,175,000**

Sold Date

**06-Dec-25**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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