

## 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

210/31B BUCKINGHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

105/31B BUCKINGHAM AVENUE SPRINGVALE VIC 3171	\$401,000	30-Oct-24
402/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$420,000	11-Jul-24
205/62 BUCKINGHAM AVENUE SPRINGVALE VIC 3171	\$430,000	17-Dec-24

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: 20 June 2025



**105/31B BUCKINGHAM AVENUE  
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$401,000** Sold Date **30-Oct-24**

Distance **0km**



**402/28 WARWICK AVENUE  
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$420,000** Sold Date **11-Jul-24**

Distance **0.22km**



**205/62 BUCKINGHAM AVENUE  
SPRINGVALE VIC 3171**

2 1 -

Sold Price **\$430,000** Sold Date **17-Dec-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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