

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	90B Princess Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$1,250,000 & \$1,375,000
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Median sale price

Median price	\$867,500	Property Type	TOWNHOUSE	Suburb	SPRINGVALE
Period - From	30-Jun-2024	to	31-May-2025	Source	core logic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	70 SANDOWN ROAD SPRINGVALE VIC 3171	\$1,205,000	17-May-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	13 WISTERIA PLACE SPRINGVALE SOUTH VIC 3172	\$960,000	10-May-2025

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