

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 Red Hill Road, Springvale Vic 3171

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$902,500

Property Type House

Suburb Springvale

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	43 Bertha St SPRINGVALE 3171	\$840,000	07/04/2025
2	877 Heatherton Rd SPRINGVALE 3171	\$800,000	29/03/2025
3	46 Bellavista Cr CLAYTON SOUTH 3169	\$810,000	26/02/2025

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:

18/07/2025 10:30



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 565 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2025: \$902,500

Comparable Properties



43 Bertha St SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$840,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 540 sqm approx



877 Heatherton Rd SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$800,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 540 sqm approx



46 Bellavista Cr CLAYTON SOUTH 3169 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$810,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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