

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

550 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,210,003

Property Type

House

Suburb

Forest Hill

Period - From

24/06/2024

to

23/06/2025

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 | 27 Belmont Rd GLEN WAVERLEY 3150 | \$1,800,000 | 05/06/2025 |
| 2 | 9 Zola Ct GLEN WAVERLEY 3150 | \$1,980,000 | 05/06/2025 |
| 3 | 8 Stevenage Ct VERMONT SOUTH 3133 | \$1,770,000 | 02/06/2025 |

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:

24/06/2025 17:08



5 3 2

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

24/06/2024 - 23/06/2025: \$1,210,003

Comparable Properties



27 Belmont Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 05/06/2025

Property Type: House



9 Zola Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

5 2 2

Price: \$1,980,000

Method: Private Sale

Date: 05/06/2025

Property Type: House

Land Size: 733 sqm approx



8 Stevenage Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,770,000

Method: Private Sale

Date: 02/06/2025

Property Type: House

Land Size: 752 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977