# 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	550 Springvale Road, Forest Hill Vic 3131
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,750,000 & \$1,850,000	Range between	\$1,750,000	&	\$1,850,000
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### Median sale price

Median price	\$1,210,003	Pro	perty 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

Add	dress 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 comparableproperties 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





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**Indicative Selling Price** \$1,750,000 - \$1,850,000 **Median House Price** 24/06/2024 - 23/06/2025: \$1,210,003





Property Type: House (Res) Land Size: 725 sqm approx

**Agent Comments** 

# Comparable Properties



27 Belmont Rd GLEN WAVERLEY 3150 (REI)

Price: \$1,800,000 Method: Private Sale Date: 05/06/2025 Property Type: House



9 Zola Ct GLEN WAVERLEY 3150 (REI)

Price: \$1,980,000

Agent Comments

**Agent Comments** 

**Agent Comments** 

Method: Private Sale Date: 05/06/2025 Property Type: House

Land Size: 733 sqm approx



8 Stevenage Ct VERMONT SOUTH 3133 (REI)

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





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