

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

2/13 Stephenson Street, Springvale Vic 3171

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$590,000 Property Type Unit 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	10/451-453 Princes Hwy NOBLE PARK 3174	\$501,000	07/05/2025
2	2/9 Stuart St NOBLE PARK 3174	\$492,500	04/04/2025
3	4/17 Stuart St NOBLE PARK 3174	\$450,000	18/02/2025

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:

10/07/2025 13:56



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2025: \$590,000

Comparable Properties

10/451-453 Princes Hwy NOBLE PARK 3174 (REI)

Agent Comments

2 2 1

Price: \$501,000
Method:
Date: 07/05/2025
Property Type: Townhouse (Single)

2/9 Stuart St NOBLE PARK 3174 (REI)

Agent Comments

2 1 1

Price: \$492,500
Method:
Date: 04/04/2025
Property Type: Townhouse (Single)

4/17 Stuart St NOBLE PARK 3174 (REI)

Agent Comments

2 1 1

Price: \$450,000
Method:
Date: 18/02/2025
Property Type: Townhouse (Single)