## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$450,000		&		\$495,000	)		
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Springvale
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress 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



2/13 Stephenson Street, Springvale Vic 3171



Sean Lin





Property Type: Townhouse (Single) Agent Comments 8849 8088 0452 050 331 seanlin@jelliscraig.com.au

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	
<b>1</b> 2 <b>1</b> 2		
Price: \$501,000		
Method:		
Date: 07/05/2025		
Property Type: Townhouse (Single)		
2/9 Stuart St NOBLE PARK 3174 (REI)	Agent Comments	
<b>1</b> 2 <b>1 1</b>		
<b>Price:</b> \$492,500		
Method:		
Date: 04/04/2025		
Property Type: Townhouse (Single)		
4/17 Stuart St NOBLE PARK 3174 (REI)	Agent Comments	
<b>1</b> 2 <b>1 2</b> 1	-	
Price: \$450,000		
Method:		
Date: 18/02/2025		
Property Type: Townhouse (Single)		

Account - Jellis Craig | P: 03 88498088



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