

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/17 Wales Street Springvale, 3171
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Indicative selling price

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

Range between	\$1,000,000 & \$1,100,000
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Median sale price

Median price	\$939,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE
Period - From	01-Apr-2025	to	31-Mar-2026	Source	Cotality

Comparable property sales

	Address of comparable property	Price	Date of sale
1	41A HILLCREST GROVE SPRINGVALE VIC 3171	\$1,156,000	08-Nov-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	11B NEALE STREET SPRINGVALE VIC 3171	\$1,175,000	08-Nov-2025

This statement of information was prepared on 25-May-2026 at 9:30:56 AM AEST