

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 68 Regent Avenue, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$961,000 Property type Houses Suburb Springvale

Period - From 05/07/25 to 05/01/26 Source Price Finder

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
46 Ellen Street, Springvale Vic 3171	\$980,000	23/12/25
114 Regent Avenue, Springvale Vic 3171	\$1,175,000	06/12/25
62 Queens Avenue, Springvale Vic 3171	\$1,090,000	20/08/25

This Statement of Information was prepared on: 05/01/26