

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 5/8 ST JAMES 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 \$495,000 & \$545,000

Median sale price

Median price \$600,000 Property type APARTMENT/UNIT Suburb SPRINGVALE

Period - From 01/25 to 06/25 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

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: 24/06/25