

# 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

4/5-7 Rhodes Street, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Springvale

Period - From 01/01/2025 to 31/12/2025 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	4/11 Nockolds Cr NOBLE PARK 3174	\$765,000	26/02/2026
2	3/12 Nockolds Cr NOBLE PARK 3174	\$750,000	14/02/2026
3	2/453-457 Springvale Rd SPRINGVALE 3171	\$758,000	30/12/2025

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:

26/03/2026 14:21



3   2   1

**Property Type:** Unit  
**Land Size:** 186 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
Year ending December 2025: \$650,000

## Comparable Properties



4/11 Nockolds Cr NOBLE PARK 3174 (REI)

**Agent Comments**

3   2   2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** Townhouse (Res)



3/12 Nockolds Cr NOBLE PARK 3174 (REI)

**Agent Comments**

3   2   2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** Townhouse (Single)



2/453-457 Springvale Rd SPRINGVALE 3171 (REI)

**Agent Comments**

3   2   2

**Price:** \$758,000  
**Method:** Private Sale  
**Date:** 30/12/2025  
**Property Type:** Townhouse (Single)

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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