

## 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

1 PICKEN COURT 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<br>between | \$1,100,000 | & | \$1,200,000 |
|--------------|--|---------------------|-------------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |            |
|--------------|-------------|---------------|-------------|--------|------------|
| Median Price | \$870,750   | Property type | House       | Suburb | Springvale |
| Period-from  | 01 Sep 2024 | to            | 31 Aug 2025 | Source | Cotality   |

### 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 6 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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 6 months.

This Statement of Information was prepared on: 29 September 2025