

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

3/26 UNION GROVE 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	\$570,000	&	\$600,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Property type	Unit	Suburb	Springvale
Period-from	01 Jan 2025	to	31 Dec 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
2/20 UNION GROVE SPRINGVALE VIC 3171	\$600,000	03-May-25
3/20 UNION GROVE SPRINGVALE VIC 3171	\$600,000	03-May-25
4/45 UNION GROVE SPRINGVALE VIC 3171	\$590,000	04-Oct-25

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: 12 January 2026



2/20 UNION GROVE SPRINGVALE Sold Price **\$600,000** Sold Date **03-May-25**
VIC 3171

 2  2  1

Distance **0.04km**



3/20 UNION GROVE SPRINGVALE Sold Price Sold Date **03-May-25**
VIC 3171

 2  2  1

Distance **0.04km**



4/45 UNION GROVE SPRINGVALE Sold Price **\$590,000** Sold Date **04-Oct-25**
VIC 3171

 2  2  1

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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