

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

22 RALEIGH STREET, SPOTSWOOD, VIC 3015

## Indicative selling price

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

Single price

or range between

\$1,225,000

&amp;

\$1,275,000

## Median sale price

Median price

\$1,900,000

Property Type

House

Suburb

SPOTSWOOD

Period - From

01 Jan 2025

to

31 Dec 2025

Source

Cotality

## Comparable property sales

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

59 HOPE STREET SPOTSWOOD, VIC 3015

\$1,255,000

08-Aug-2025

36 DAVIES STREET NEWPORT, VIC 3015

\$1,295,000

25-Sep-2025

3/3 MARY STREET SPOTSWOOD VIC 3015

\$1,250,000

15-Oct-25

This Statement of Information was prepared on: 19/02/2026