

# 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 34 Bournemouth Avenue, 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 & \$825,000

### Median sale price

Median price \$950,000 Property Type House Suburb Springvale

Period - From 06/02/2025 to 05/02/2026 Source Property Data

### 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	28 Billing St SPRINGVALE 3171	\$811,000	09/12/2025
2	14 Elaine Ct SPRINGVALE 3171	\$800,000	25/10/2025
3	26 Bournemouth Av SPRINGVALE 3171	\$750,000	06/10/2025

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: 06/02/2026 17:51

Sean Lin  
8849 8088  
0452 050 331  
seanlin@jelliscraig.com.au



4 2 2

**Property Type:** House (Res)

**Land Size:** 461 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

06/02/2025 - 05/02/2026: \$950,000

## Comparable Properties

28 Billing St SPRINGVALE 3171 (VG)

Agent Comments

4 - -

**Price:** \$811,000

**Method:** Sale

**Date:** 09/12/2025

**Property Type:** House (Res)

**Land Size:** 578 sqm approx



14 Elaine Ct SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 542 sqm approx



26 Bournemouth Av SPRINGVALE 3171 (VG)

Agent Comments

3 - -

**Price:** \$750,000

**Method:** Sale

**Date:** 06/10/2025

**Property Type:** House (Res)

**Land Size:** 541 sqm approx

Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.