

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

18 PRINCESS AVENUE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,500

Property type

House

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

| | | |
|--|-------------|-----------|
| 4 ALBERT AVENUE SPRINGVALE VIC 3171 | \$1,800,000 | 18-Dec-24 |
| 32 PRINCESS AVENUE SPRINGVALE VIC 3171 | \$1,302,000 | 24-Apr-25 |
| 33 REGENT AVENUE SPRINGVALE VIC 3171 | \$1,196,000 | 29-Mar-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: 21 January 2026

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4 ALBERT AVENUE SPRINGVALE VIC 3171

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Sold Price **\$1,800,000** Sold Date **18-Dec-24**

Distance **0.12km**



32 PRINCESS AVENUE SPRINGVALE VIC 3171

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Sold Price **\$1,302,000** Sold Date **24-Apr-25**

Distance **0.25km**



33 REGENT AVENUE SPRINGVALE VIC 3171

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Sold Price **\$1,196,000** Sold Date **29-Mar-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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