Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 BESSEMER STREET, SPRINGVALE, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$880,000	&	$920,000

Median sale price

Median price	$860,475	Property Type	Townhouse	Suburb	SPRINGVALE, VIC 3171
Period - From	07/24	to	03/25	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	18/12/24
38 ROYAL AVENUE SPRINGVALE VIC 3171	$1,815,000	17/07/24
1/24 WHITWORTH AVENUE SPRINGVALE VIC 3171	$900,000	23/07/24

This Statement of Information was prepared on: 3/05/2025