

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

5 ASHDALE COURT 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Springvale

Period-from

01 Feb 2025

to

31 Jan 2026

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

7 RANGOON COURT MULGRAVE VIC 3170	\$910,000	28-Jan-26
4 BAIRD STREET MULGRAVE VIC 3170	\$1,135,000	20-Sep-25
18 SOUTHDOWNE CLOSE SPRINGVALE VIC 3171	\$1,020,000	15-Nov-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: 17 February 2026



7 RANGOON COURT MULGRAVE VIC 3170

 3  1  1

Sold Price

^{RS} **\$910,000**

Sold Date

28-Jan-26

Distance

1.68km



4 BAIRD STREET MULGRAVE VIC 3170

 3  1  1

Sold Price

\$1,135,000

Sold Date

20-Sep-25

Distance

1.98km



18 SOUTHDOWNE CLOSE SPRINGVALE VIC 3171

 3  2  1

Sold Price

\$1,020,000

Sold Date

15-Nov-25

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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