

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

1/60 GOVE STREET 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Springvale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1/14 DAVIDSON STREET SPRINGVALE VIC 3171	\$600,000	27-Feb-25
2/82 CORRIGAN ROAD NOBLE PARK VIC 3174	\$632,000	06-Mar-25
6/17-23 GUNTHER AVENUE SPRINGVALE VIC 3171	\$690,000	18-Feb-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: 07 May 2025



**1/14 DAVIDSON STREET
SPRINGVALE VIC 3171**

 3  1  1

Sold Price

\$600,000

Sold Date

27-Feb-25

Distance

0.2km



**2/82 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 3  1  2

Sold Price

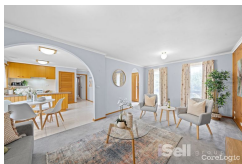
\$632,000

Sold Date

06-Mar-25

Distance

2km



**6/17-23 GUNTHER AVENUE
SPRINGVALE VIC 3171**

 3  1  2

Sold Price

\$690,000

Sold Date

18-Feb-25

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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