Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11 Olinda Avenue, Springvale Vic 3171
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000 & \$880,000	\$880,000
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Median sale price

Median price	\$902,500	Pro	perty Type H	louse		Suburb	Springvale
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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

Aut	areas or comparable property	1 1100	Date of Sale
1	4 Miranda CI CLAYTON SOUTH 3169	\$878,000	30/08/2025
2	18 Juther Ct SPRINGVALE SOUTH 3172	\$800,000	08/07/2025
3	45 Goodwood Dr SPRINGVALE 3171	\$871,000	12/04/2025

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:	05/09/2025 15:22



Date of sale



Peter Liu 0451367278 peter.liu@raywhite.com

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** June quarter 2025: \$902,500





Comparable Properties



4 Miranda CI CLAYTON SOUTH 3169 (REI)

Agent Comments

Price: \$878,000 Method: Auction Sale Date: 30/08/2025

Property Type: House (Res) Land Size: 554 sqm approx

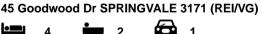


18 Juther Ct SPRINGVALE SOUTH 3172 (REI/VG)

Price: \$800,000 Method: Private Sale Date: 08/07/2025 Property Type: House Land Size: 592 sqm approx



Agent Comments









Agent Comments

Price: \$871,000 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 545 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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