

# 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

11 Olinda Avenue, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$902,500

Property Type House

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	Price	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



**Property Type:**  
Agent Comments

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

## Comparable Properties



**4 Miranda Ct 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 Juthur Ct SPRINGVALE SOUTH 3172 (REI/VG)**

Agent Comments



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



**45 Goodwood Dr SPRINGVALE 3171 (REI/VG)**

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