

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, sans-serif font, with "Ray" in black and "White." in white, all contained within a solid yellow rectangular background.

RayWhite.

The background of the entire page is a photograph of a man and a woman standing in a lush garden. The woman, on the left, is wearing a black blazer, a black skirt, and a yellow and white striped scarf. She is smiling and holding a small black folder. The man, on the right, is wearing a grey and white checkered suit and a yellow and white striped tie. He is also smiling and making a peace sign with his right hand. In the foreground, the backs of several people's heads are visible, suggesting they are part of a group in the garden.

Statement of information

942-946 HEATHERTON ROAD, SPRINGVALE SOUTH, VIC 3172
PREPARED BY ALAN TRAN, RAY WHITE NOBLE PARK/SPRINGVALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

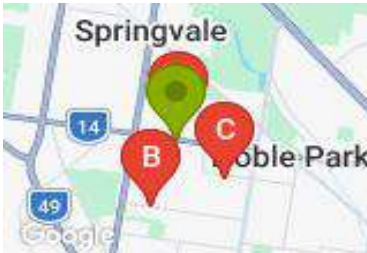
**942-946 HEATHERTON ROAD,**

2
 1
 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$530,000 to \$580,000**

Provided by: Alan Tran, Ray White Noble Park | Springvale

MEDIAN SALE PRICE

**SPRINGVALE SOUTH, VIC, 3172**

Suburb Median Sale Price (Unit)

\$604,000

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**2/75-81 VIEW RD, SPRINGVALE, VIC 3171**

2
 1
 1

Sale Price**\$552,000**

Sale Date: 31/05/2025

Distance from Property: 177m

**3/135-145 ATHOL RD, SPRINGVALE SOUTH,**

2
 1
 1

Sale Price**\$573,000**

Sale Date: 16/08/2025

Distance from Property: 983m

**2/1 PRIOR RD, NOBLE PARK, VIC 3174**

2
 1
 1

Sale Price**\$550,000**

Sale Date: 11/06/2025

Distance from Property: 828m



This report has been compiled on 05/03/2026 by Ray White Noble Park | Springvale. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

942-946 HEATHERTON ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$604,000

Property type

Unit

Suburb

SPRINGVALE
SOUTH

Period

01 January 2025 to 31 December
2025

Source

pricfinder

Comparable property sales

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

2/75-81 VIEW RD, SPRINGVALE, VIC 3171	\$552,000	31/05/2025
3/135-145 ATHOL RD, SPRINGVALE SOUTH, VIC 3172	\$573,000	16/08/2025
2/1 PRIOR RD, NOBLE PARK, VIC 3174	\$550,000	11/06/2025

This Statement of Information was prepared on:

05/03/2026