

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

2/24-26 Flynn Street, Springvale Vic 3171

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$770,000 Property Type Townhouse Suburb Springvale

Period - From 09/06/2025 to 08/06/2026 Source Property Data

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	30 Quarter Cirt SPRINGVALE 3171	\$720,000	19/01/2026
2	2/453-457 Springvale Rd SPRINGVALE 3171	\$758,000	30/12/2025
3	2/927 Heatherton Rd SPRINGVALE 3171	\$720,000	20/12/2025

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:

09/06/2026 12:34



3 2 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

09/06/2025 - 08/06/2026: \$770,000

Comparable Properties

30 Quarter Cirt SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$720,000

Method: Sale

Date: 19/01/2026

Property Type: Flat/Unit/Apartment (Res)



2/453-457 Springvale Rd SPRINGVALE 3171 (REI)

Agent Comments

3 2 2

Price: \$758,000

Method: Private Sale

Date: 30/12/2025

Property Type: Townhouse (Single)



2/927 Heatherton Rd SPRINGVALE 3171 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Land Size: 145 sqm approx

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