

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

3 MAPLE 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

\$1,160,000

&

\$1,276,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Springvale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

2 RHODES STREET SPRINGVALE VIC 3171	\$1,160,000	28-Feb-26
4 VICTORIA AVENUE SPRINGVALE VIC 3171	\$1,425,000	25-Jan-26
41 REGENT AVENUE SPRINGVALE VIC 3171	\$1,500,000	16-May-26

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: 29 June 2026


**2 RHODES STREET SPRINGVALE
VIC 3171**
 3  1  2

Sold Price

\$1,160,000

Sold Date

28-Feb-26

Distance

0.1km

**4 VICTORIA AVENUE SPRINGVALE
VIC 3171**
 5  1  1

Sold Price

\$1,425,000

Sold Date

25-Jan-26

Distance

0.9km

**41 REGENT AVENUE SPRINGVALE
VIC 3171**
 5  2  2

Sold Price

^{RS} **\$1,500,000**

Sold Date

16-May-26

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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