

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

1C GRACE STREET, SPRINGVALE VIC 3171

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	70m ²	77m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$620,000

&

\$680,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price

N/A

Median sale price

Median price

\$632,500

Property type

Townhouse

Suburb

Springvale

Period: from

01/07/2025

to

30/06/2026

Source

Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

Comparable property 1

Address	Sale price	Date of sale
1D GRACE ST, SPRINGVALE VIC 3171	\$512,000	20/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	N/A	77m ²

Comparable property 2

Address	Sale price	Date of sale
8/862 SPRINGVALE RD, MULGRAVE	\$647,000	10/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	N/A	84m ²

Comparable property 3

Address	Sale price	Date of sale
1/862 SPRINGVALE RD, MULGRAVE	\$610,000	13/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	N/A	152m ²