

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

5/931 Heatherton Road, Springvale Vic 3171

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$730,000

Property Type

Townhouse

Suburb

Springvale

Period - From

03/09/2025

to

02/09/2026

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	16 Binda Av SPRINGVALE 3171	\$808,888	30/06/2026
2	2/141 Corrigan Rd NOBLE PARK 3174	\$800,000	01/06/2026
3	22A Goodwood Dr SPRINGVALE 3171	\$820,000	07/04/2026

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:

03/09/2026 16:32



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
03/09/2025 - 02/09/2026: \$730,000

Comparable Properties



16 Binda Av SPRINGVALE 3171 (REI)

Agent Comments



Price: \$808,888
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Single)



2/141 Corrigan Rd NOBLE PARK 3174 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 01/06/2026
Property Type: Townhouse (Res)



22A Goodwood Dr SPRINGVALE 3171 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Res)
Land Size: 166 sqm approx

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