

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

21 HILLCREST GROVE 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Springvale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

38 ROYAL AVENUE SPRINGVALE VIC 3171	\$1,815,000	22-Feb-25
4 ALBERT AVENUE SPRINGVALE VIC 3171	\$1,800,000	18-Dec-24
32 VICTORIA AVENUE SPRINGVALE VIC 3171	\$1,300,000	15-Feb-25

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: 16 June 2025



**38 ROYAL AVENUE SPRINGVALE
VIC 3171**

Sold Price

^{RS}

\$1,815,000

Sold Date

22-Feb-25

3

1

2

Distance

0.76km



**4 ALBERT AVENUE SPRINGVALE
VIC 3171**

Sold Price

\$1,800,000

Sold Date

18-Dec-24

3

1

-

Distance

1.44km



**32 VICTORIA AVENUE
SPRINGVALE VIC 3171**

Sold Price

\$1,300,000

Sold Date

15-Feb-25

4

2

1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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