

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 46 AMIEL 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 \$1,100,000 & \$1,210,000

Median sale price

Median price \$900,000 Property type HOUSE Suburb SPRINGVALE

Period - From 1/8/2024 to 30/8/2025 Source PRICEFINDER

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
7 CHAPHAM AVENUE, SPRINGVALE VIC 3171	\$1,020,000	30/8/2025
49 SANDOWN ROAD, SPRINGVALE VIC 3171	\$1,155,000	27/8/2025
13 BLISSINGTON STREET, SPRINGVALE VIC 3171	\$1,015,000	2/5/2025

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: 25/9/2025