

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

1 GOLDEN GROVE SPRINGVALE SOUTH VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,500

Property type

House

Suburb

Springvale South

Period-from

01 Nov 2024

to

31 Oct 2025

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

8 TERALBA CLOSE DINGLEY VILLAGE VIC 3172	\$1,305,000	08-Nov-25
12 HOVEA COURT SPRINGVALE SOUTH VIC 3172	\$1,162,000	16-Aug-25
20 PANKINA COURT DINGLEY VILLAGE VIC 3172	\$1,290,000	31-Jul-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: 22 November 2025

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**8 TERALBA CLOSE DINGLEY
VILLAGE VIC 3172**

 4  2  2

Sold Price ^{RS} **\$1,305,000** Sold Date **08-Nov-25**

Distance **0.6km**

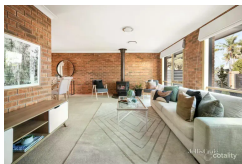


**12 HOVEA COURT SPRINGVALE
SOUTH VIC 3172**

 2  3  1

Sold Price **\$1,162,000** Sold Date **16-Aug-25**

Distance **1.06km**



**20 PANKINA COURT DINGLEY
VILLAGE VIC 3172**

 4  3  2

Sold Price **\$1,290,000** Sold Date **31-Jul-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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