

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

6/63 ROYAL AVENUE 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

\$659,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Storage unit

Suburb

Springvale

Period-from

01 Aug 2025

to

31 Jul 2026

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

2/63 ROYAL AVENUE SPRINGVALE VIC 3171	\$680,000	28-Jun-26
2/35 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$683,000	10-Mar-26
4/44 VIEW ROAD SPRINGVALE VIC 3171	\$615,000	24-Jun-26

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: 07 August 2026

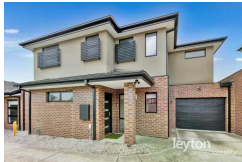


2/63 ROYAL AVENUE SPRINGVALE VIC 3171

^{RS} **\$680,000** Sold Date **28-Jun-26**

 2  2  1

Distance **0.01km**



2/35 WHITWORTH AVENUE SPRINGVALE VIC 3171

Sold Price **\$683,000** Sold Date **10-Mar-26**

 2  2  1

Distance **1.85km**



4/44 VIEW ROAD SPRINGVALE VIC 3171

Sold Price **\$615,000** Sold Date **24-Jun-26**

 2  2  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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