

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

7 Burden Street, Springvale Vic 3171

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$965,975 Property Type House Suburb Springvale

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	19 Laura St CLAYTON SOUTH 3169	\$1,160,000	17/03/2026
2	32 Roberts Av MULGRAVE 3170	\$1,150,000	22/05/2026
3	1 Picken Ct SPRINGVALE 3171	\$1,100,000	26/02/2026

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:

27/05/2026 14:08



 4  2  2

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 March quarter 2026: \$965,975

Comparable Properties



19 Laura St CLAYTON SOUTH 3169 (REI)

Agent Comments

 3  1  3

Price: \$1,160,000
Method:
Date: 17/03/2026
Property Type: House
Land Size: 809 sqm approx



32 Roberts Av MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 974 sqm approx



1 Picken Ct SPRINGVALE 3171 (REI)

Agent Comments

 3  1  2

Price: \$1,100,000
Method: Private Sale
Date: 26/02/2026
Property Type: House Land
Size: 1012 sqm approx

Account - Barry Plant | P: 03 9842 8888