

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

18 Burden Street, Springvale Vic 3171

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$959,000

Property Type House

Suburb Springvale

Period - From 13/07/2025

to

12/07/2026

Source Property Data

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	5 Ashdale Ct SPRINGVALE 3171	\$892,786	27/04/2026
2	9 Nash St SPRINGVALE 3171	\$810,000	25/04/2026
3	7 Boonah St SPRINGVALE 3171	\$855,000	11/04/2026

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:

13/07/2026 11:53



 3  1  2

Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median House Price
13/07/2025 - 12/07/2026: \$959,000

Comparable Properties



5 Ashdale Ct SPRINGVALE 3171 (REI/VG)

Agent Comments

 3  1  1

Price: \$892,786
Method: Private Sale
Date: 27/04/2026
Property Type: House (Res)
Land Size: 751 sqm approx



9 Nash St SPRINGVALE 3171 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 618 sqm approx



7 Boonah St SPRINGVALE 3171 (REI)

Agent Comments

 3  1  2

Price: \$855,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9803 0400