

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

4 Spence Street, Burwood Vic 3125

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,487,500

Property Type House

Suburb Burwood

Period - From 01/10/2024

to 30/09/2025

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	1 Malmsbury Dr ASHWOOD 3147	\$2,366,000	13/09/2025
2	28 Donald Rd BURWOOD 3125	\$2,500,000	03/09/2025
3			

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:

20/10/2025 14:23



 6  3  4

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending September 2025: \$1,487,500

Comparable Properties



1 Malmsbury Dr ASHWOOD 3147 (REI)

Agent Comments

 5  3  2

Price: \$2,366,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 522 sqm approx



28 Donald Rd BURWOOD 3125 (REI)

Agent Comments

 4  2  3

Price: \$2,500,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)

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.