Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4 Spence Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000	Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$1,487,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale







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)

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Price: \$2,366,000 **Method:** Auction Sale **Date:** 13/09/2025

Property Type: House (Res) **Land Size:** 522 sqm approx

Agent Comments



28 Donald Rd BURWOOD 3125 (REI)

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Price: \$2,500,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: House (Res)

Agent Comments

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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