

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

63 Burden Street, Springvale Vic 3171

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Springvale

Period - From

27/08/2024

to

26/08/2025

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	871 Springvale Rd MULGRAVE 3170	\$820,000	27/06/2025
2	5 Ida St CLAYTON SOUTH 3169	\$845,000	31/05/2025
3	4 Deany St SPRINGVALE 3171	\$845,000	21/03/2025

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:

27/08/2025 12:58



3 1 4

Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
27/08/2024 - 26/08/2025: \$900,000

Comparable Properties



871 Springvale Rd MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$820,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 580 sqm approx



5 Ida St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 -

Price: \$845,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 642 sqm approx



4 Deany St SPRINGVALE 3171 (REI/VG)

Agent Comments

4 1 4

Price: \$845,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 723 sqm approx

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