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	2/16 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Burwood East
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
2/110 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	$785,000	13-Dec-25
1/28 MCCOMAS GROVE BURWOOD VIC 3125	$770,000	20-Sep-25
2/18A FULTON CRESCENT BURWOOD VIC 3125	$767,000	21-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 23 December 2025

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2/110 BLACKBURN ROAD GLEN WAVERLEY VIC 3150

2 1 1

Sold Price RS **$785,000** UN

Sold Date **13-Dec-25**

Distance **1.86km**



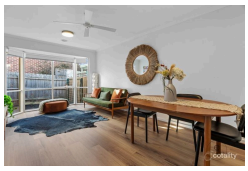
1/28 MCCOMAS GROVE BURWOOD VIC 3125

2 1 1

Sold Price **$770,000**

Sold Date **20-Sep-25**

Distance **1.84km**



2/18A FULTON CRESCENT BURWOOD VIC 3125

2 1 1

Sold Price **$767,000**

Sold Date **21-Oct-25**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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