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	5/2 Middleborough Road, Burwood East Vic 3151

Indicative selling price

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

Range between $330,000 & $340,000

Median sale price

Median price $625,000 Property Type Unit Suburb Burwood East

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	b103A/399 Burwood Hwy BURWOOD 3125	$295,000	25/09/2025
2	114/4 Yarra Bing Cr BURWOOD 3125	$405,000	05/08/2025
3	110/4 Yarra Bing Cr BURWOOD 3125	$340,000	08/07/2025

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: 30/10/2025 15:20

5/2 Middleborough Road, Burwood East Vic 3151

JellisCraig

Joyce Liu
9574 9555
0466 968 829
joyceliu@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $340,000
Median Unit Price
Year ending September 2025: $625,000

Comparable Properties



b103A/399 Burwood Hwy BURWOOD 3125 (REI/VG)

1 1 1

Agent Comments

Price: $295,000
Method: Private Sale
Date: 25/09/2025
Property Type: Apartment
Land Size: 4925 sqm approx

114/4 Yarra Bing Cr BURWOOD 3125 (VG)

1 - -

Agent Comments

Price: $405,000
Method: Sale
Date: 05/08/2025
Property Type: Subdivided Flat - Single OYO Flat



110/4 Yarra Bing Cr BURWOOD 3125 (REI/VG)

1 1 1

Agent Comments

Price: $340,000
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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