

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 <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from to Source

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



**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 Sold Price
VIC 3125

2 1 1

\$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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