

## 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](http://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



## 2/110 BLACKBURN ROAD GLEN WAVERLEY VIC 3150

2 1 1

Sold Price

<sup>RS</sup> **\$785,000** <sup>UN</sup>

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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