

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

3/87 Middleborough Road, Burwood VIC 3125

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Burwood

Period - From

08/02/2025

to

07/08/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
107/90-92 Middleborough Road Blackburn South VIC 3130	\$558,000	24/03/2025
105/1-5 Neil Court Blackburn South VIC 3130	\$605,000	10/02/2025
302/28 Foundation Boulevard Burwood East VIC 3151	\$660,000	22/04/2025

This Statement of Information was prepared on:

09/08/2025