

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

8/2 YARRA BING CRESCENT BURWOOD VIC 3125

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2024

to

30 Sep 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

115/8 YARRA BING CRESCENT BURWOOD VIC 3125	\$450,000	20-Oct-25
107/2 YARRA BING CRESCENT BURWOOD VIC 3125	\$575,000	22-Nov-10
109/8 YARRA BING CRESCENT BURWOOD VIC 3125	\$490,000	29-Aug-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: 31 October 2025



**115/8 YARRA BING CRESCENT
 BURWOOD VIC 3125**

2 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **20-Oct-25**

Distance **0.16km**



**107/2 YARRA BING CRESCENT
 BURWOOD VIC 3125**

2 2 1

Sold Price **\$575,000** Sold Date **22-Nov-10**

Distance **0km**



**109/8 YARRA BING CRESCENT
 BURWOOD VIC 3125**

2 2 1

Sold Price **\$490,000** Sold Date **29-Aug-25**

Distance **0.16km**

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

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