

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

G03B/57 MIDDLEBOROUGH ROAD 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,500

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2024

to

31 Jul 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

215/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125	\$480,000	26-May-25
210B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$520,000	08-Jul-24
109A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$495,000	18-Jul-24

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: 04 August 2025



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**215/373-377 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

^{RS} **\$480,000** Sold Date **26-May-25**

2 2 1

Distance **0.19km**



**210B/57 MIDDLEBOROUGH ROAD
BURWOOD VIC 3125**

Sold Price

\$520,000 Sold Date **08-Jul-24**

2 2 1

Distance **0km**



**109A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

\$495,000 Sold Date **18-Jul-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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