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	113/8 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	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Burwood
Period-from	01 Sep 2025	to	31 Aug 2026	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
101/8 YARRA BING CRESCENT BURWOOD VIC 3125	$445,000	20-Feb-26
207/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125	$450,000	03-Jul-26
104/379-381 BURWOOD HIGHWAY BURWOOD VIC 3125	$400,000	08-Jun-26

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: 18 September 2026

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.



101/8 YARRA BING CRESCENT BURWOOD VIC 3125

2 1 1

Sold Price **$445,000** Sold Date **20-Feb-26**

Distance **0km**



207/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125

2 1 1

Sold Price RS **$450,000** Sold Date **03-Jul-26**

Distance **0.38km**



104/379-381 BURWOOD HIGHWAY BURWOOD VIC 3125

2 1 1

Sold Price **$400,000** Sold Date **08-Jun-26**

Distance **0.43km**

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

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