

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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2025

to

31 Jul 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: 14 August 2026



**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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