

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

7 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

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2025

to

30 Sep 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

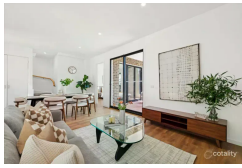
Date of sale

3/47 GILLARD STREET BURWOOD VIC 3125	\$1,108,888	17-Sep-26
2/4 FULTON CRESCENT BURWOOD VIC 3125	\$1,071,000	18-Jul-26
25 SUMMIT ROAD BURWOOD VIC 3125	\$1,085,000	02-May-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: 01 October 2026



3/47 GILLARD STREET BURWOOD VIC 3125

Sold Price

^{RS}
\$1,108,888

Sold Date

17-Sep-26


4



3



2

Distance

1.11km


2/4 FULTON CRESCENT BURWOOD VIC 3125

Sold Price

\$1,071,000

Sold Date

18-Jul-26


4



3



2

Distance

0.45km


25 SUMMIT ROAD BURWOOD VIC 3125

Sold Price

\$1,085,000

Sold Date

02-May-26


3



2



2

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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