

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

or range
between

\$430,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2024

to

30 Nov 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	\$500,000	25-Sep-25
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: 16 December 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 **\$500,000** Sold Date **25-Sep-25**

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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