

# 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 202B/57 Middleborough Road, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$870,000 Property Type Unit Suburb Burwood

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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 six 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
1	306/213 Burwood Hwy BURWOOD EAST 3151	\$500,000	27/04/2026
2	103/213 Burwood Hwy BURWOOD EAST 3151	\$518,000	19/03/2026
3	107/213 Burwood Hwy BURWOOD EAST 3151	\$510,000	07/01/2026

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 six months.~~

This Statement of Information was prepared on: 14/05/2026 10:43

202B/57 Middleborough Road, Burwood Vic 3125

 2  2  1

**Rooms:** 4

**Property Type:** Subdivided Flat -  
Single OYO Flat

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

Year ending March 2026: \$870,000

## Comparable Properties



**306/213 Burwood Hwy BURWOOD EAST 3151 (REI)**

Agent Comments

 2  2  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 27/04/2026

**Property Type:** Apartment



**103/213 Burwood Hwy BURWOOD EAST 3151 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$518,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** Apartment



**107/213 Burwood Hwy BURWOOD EAST 3151 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 07/01/2026

**Property Type:** Apartment

**Land Size:** 113 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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