

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

2/4 FULTON 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

Unit

Suburb

Burwood

Period-from

01 May 2025

to

30 Apr 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

2/79 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$1,130,000	12-Feb-26
2/11 STOTT STREET BOX HILL SOUTH VIC 3128	\$1,050,000	17-May-26
3/8 MORITZ STREET BOX HILL SOUTH VIC 3128	\$1,150,000	28-Feb-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: 20 May 2026



**2/79 MIDDLEBOROUGH ROAD
BURWOOD VIC 3125**

3 2 2

Sold Price **\$1,130,000** Sold Date **12-Feb-26**

Distance **0.41km**



**2/11 STOTT STREET BOX HILL
SOUTH VIC 3128**

3 2 1

Sold Price ^{RS} **\$1,050,000** Sold Date **17-May-26**

Distance **1.58km**



**3/8 MORITZ STREET BOX HILL
SOUTH VIC 3128**

3 3 1

Sold Price ^{RS} **\$1,150,000** Sold Date **28-Feb-26**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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