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	109/13 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $420,000 & $462,000

Median sale price

Median price $683,000 Property Type Unit Suburb Burwood East

Period - From 01/01/2025 to 31/12/2025 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	101/26 Foundation Blvd BURWOOD EAST 3151	$422,000	11/03/2025
2	306/13 Foundation Blvd BURWOOD EAST 3151	$438,888	19/11/2024
3	307/28 Foundation Blvd BURWOOD EAST 3151	$472,800	17/07/2024

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: 28/02/2026 18:30

Harcourts

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000 - $462,000
Median Unit Price
Year ending December 2025: $683,000

Comparable Properties



101/26 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

1 1 1

Price: $422,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment



306/13 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

1 1 1

Price: $438,888
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment



307/28 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

1 1 1

Price: $472,800
Method: Private Sale
Date: 17/07/2024
Property Type: Unit

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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