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	401/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

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	$650,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Burwood East
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
211/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$690,000	26-Nov-25
311/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$660,000	22-Sep-25
308/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$630,000	15-Jul-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: 19 December 2025

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211/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price RS $690,000 Sold Date 26-Nov-25

Distance 0km

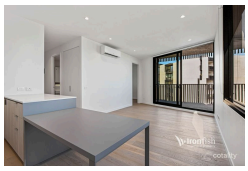


311/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price $660,000 Sold Date 22-Sep-25

Distance 0km



308/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price $630,000 Sold Date 15-Jul-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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