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	311/9 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,000	Property type	Unit	Suburb	Burwood East
Period-from	01 Sep 2024	to	31 Aug 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.

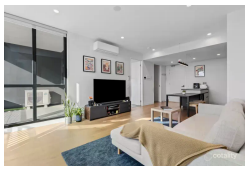
Address of comparable property	Price	Date of sale
521/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$660,000	16-Jul-25
308/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$630,000	14-Jul-25
112/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$622,000	11-Jun-25

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: 09 September 2025

Harcourts
Connor Sun
M 0450 250 126
E connor.sun@harcourts.com.au



521/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price **$660,000** Sold Date **16-Jul-25**

Distance **0.2km**



308/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price RS **$630,000** Sold Date **14-Jul-25**

Distance **0km**



112/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price **$622,000** Sold Date **11-Jun-25**

Distance **0km**

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

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