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	505/9 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	Unit	Suburb	Burwood East
Period-from	01 Aug 2024	to	31 Jul 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
306/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$600,000	18-Mar-25
G08/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$642,000	10-Apr-25
505/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$610,000	03-Mar-25

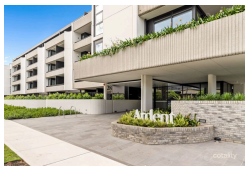
OR

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: 25 August 2025

OBrien Real Estate

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



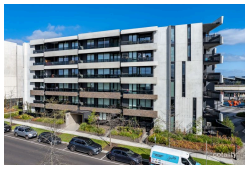
306/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151
2 1 1

Sold Price **$600,000** Sold Date **18-Mar-25**
Distance **0.2km**



G08/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151
2 2 1

Sold Price **$642,000** Sold Date **10-Apr-25**
Distance **0km**



505/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151
2 2 1

Sold Price **$610,000** Sold Date **03-Mar-25**
Distance **0km**

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

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