

## 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

211B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Burwood

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

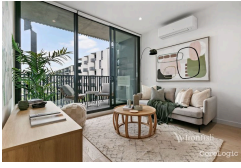
Date of sale

203/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	14-Nov-24
108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	14-Jan-25
109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$530,000	21-Jan-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: 02 February 2025



**203/11 FOUNDATION BOULEVARD  
BURWOOD EAST VIC 3151**

Sold Price

**\$538,000**

Sold Date **14-Nov-24**

2 1 1

Distance **0.34km**



**108/15 FOUNDATION BOULEVARD  
BURWOOD EAST VIC 3151**

Sold Price

<sup>RS</sup> **\$538,000**

Sold Date **14-Jan-25**

2 1 1

Distance **0.34km**



**109/15 FOUNDATION BOULEVARD  
BURWOOD EAST VIC 3151**

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date **21-Jan-25**

2 1 1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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