

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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Burwood East

Period-from

01 Nov 2024

to

31 Oct 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

302/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	22-Apr-25
311/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	22-Sep-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: 17 November 2025

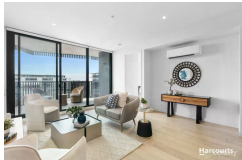


302/28 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

\$660,000 Sold Date **22-Apr-25**

2 2 1

Distance **0.2km**



311/9 FOUNDATION BOULEVARD Sold Price
BURWOOD EAST VIC 3151

Sold Date **22-Sep-25**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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