Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	g03/15 Foundation Boulevard, Burwood East Vic 3151
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$638,000 & \$700,000	
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Median sale price

Median price	\$625,000	Pro	perty Type Ur	it		Suburb	Burwood East
Period - From	01/10/2024	to	30/09/2025	Sc	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	311/9 Foundation Blvd BURWOOD EAST 3151	\$660,000	17/09/2025
2	407/9 Foundation Blvd BURWOOD EAST 3151	\$644,000	01/08/2025
3	521/26 Foundation Blvd BURWOOD EAST 3151	\$660,000	16/07/2025

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 six months.

This Statement of Information was prepared on:	14/11/2025 09:47



Date of sale

McGrath





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$638,000 - \$700,000 **Median Unit Price** Year ending September 2025: \$625,000

Comparable Properties

311/9 Foundation Blvd BURWOOD EAST 3151 (REI/VG)

Agent Comments

Price: \$660,000 Method: Private Sale Date: 17/09/2025

Property Type: Apartment



407/9 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

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Price: \$644,000 Method: Private Sale Date: 01/08/2025

Property Type: Apartment

521/26 Foundation Blvd BURWOOD EAST 3151 (VG)

Price: \$660,000 Method: Sale Date: 16/07/2025

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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