

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

G04/362 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$806,000

Property Type

Unit

Suburb

Burwood

Period - From

01/07/2024

to

30/06/2025

Source

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	Price	Date of sale
1	302/28 Foundation Blvd BURWOOD EAST 3151	\$660,000	29/04/2025
2	505/11 Foundation Blvd BURWOOD EAST 3151	\$636,000	22/03/2025
3	505/13 Foundation Blvd BURWOOD EAST 3151	\$610,000	06/03/2025

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:

15/07/2025 11:42

G04/362 Burwood Highway, Burwood Vic 3125

McGrath

Joo Ming (JM) Lim

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0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2025: \$806,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



302/28 Foundation Blvd BURWOOD EAST 3151 (REI/VG) **Agent Comments**

2 2 1

Price: \$660,000

Method: Private Sale

Date: 29/04/2025

Property Type: Unit



505/11 Foundation Blvd BURWOOD EAST 3151 (REI/VG) **Agent Comments**

2 2 1

Price: \$636,000

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment



505/13 Foundation Blvd BURWOOD EAST 3151 (REI/VG) **Agent Comments**

2 2 1

Price: \$610,000

Method: Private Sale

Date: 06/03/2025

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800



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