

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

521/26 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

\$638,000

&

\$688,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,294,000

Property type

Other

Suburb

Burwood East

Period-from

01 Jun 2024

to

31 May 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

503/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$630,000	11-Feb-25
302/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	22-Apr-25
112/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$648,000	11-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: 20 June 2025

 10328 FOUNDATION BOULEVARD BURWOOD CoreLogic	503/28 FOUNDATION BOULEVARD Sold Price BURWOOD EAST VIC 3151	\$630,000 Sold Date 11-Feb-25
 2  2  1	Distance	0km

 Harcourts	302/28 FOUNDATION BOULEVARD Sold Price BURWOOD EAST VIC 3151	\$660,000 Sold Date 22-Apr-25
 2  2  1	Distance	0km

 Harcourts	112/28 FOUNDATION BOULEVARD Sold Price BURWOOD EAST VIC 3151	\$648,000 Sold Date 11-Jan-25
 2  2  1	Distance	0km

RS = Recent sale UN = Undisclosed Sale

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