

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 317/28 Foundation Boulevard, Burwood East Vic 3151

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Burwood East

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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	211/9 Foundation Blvd BURWOOD EAST 3151	\$690,000	18/11/2025
2	G03/15 Foundation Blvd BURWOOD EAST 3151	\$668,000	27/01/2026
3	118/26 Foundation Blvd BURWOOD EAST 3151	\$750,000	08/11/2025

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: 23/02/2026 12:36



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Property Type: Strata Unit/Flat

Agent Comments

Year Built: July 2023 Council Rate: \$1,180 per year OC fee: \$3,630 per year Current Rental: \$690 per week

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

23/02/2025 - 22/02/2026: \$645,000

Comparable Properties

211/9 Foundation Blvd BURWOOD EAST 3151 (REI)

[Agent Comments](#)

 2
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  1

Price: \$690,000

Method:

Date: 18/11/2025

Property Type: Apartment



G03/15 Foundation Blvd BURWOOD EAST 3151 (REI)

[Agent Comments](#)

 2
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  1

Price: \$668,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



118/26 Foundation Blvd BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

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Price: \$750,000

Method: Private Sale

Date: 08/11/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707