

# 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](http://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

03 9889 8800

0476 784 585

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**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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