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	11 Clanbrae Avenue, Burwood VIC 3125

Indicative selling price

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

Range between $1,680,000 & $1,750,000

Median sale price

Median price $1,500,000 Property Type House Suburb Burwood

Period - From 16/01/2026 to 15/07/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
64 Aldinga Street Blackburn South VIC 3130	$1,680,000	13/06/2026
29 Parer Street Burwood VIC 3125	$1,700,000	30/04/2026
27 Edinburgh Street Box Hill South VIC 3128	$1,690,000	13/05/2026

This Statement of Information was prepared on: 16/07/2026