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	1/7 Clanbrae Avenue, Burwood VIC 3125

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $836,500 Property Type Unit Suburb Burwood

Period - From 14/11/2025 to 13/05/2026 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
1/35 Wellman Street Box Hill South VIC 3128	$1,088,000	25/03/2026
25 Summit Road, Burwood	$1,085,000	02/05/2026
2/79 Middleborough Road Burwood VIC 3125	$1,130,000	12/02/2026

This Statement of Information was prepared on: 14/05/2026