Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,750,000	~~or range~~ between		&	

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$1,505,000	Property type	Other	Suburb	Burwood
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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
18 CLANBRAE AVENUE BURWOOD VIC 3125	$2,011,000	15-Nov-25
12 ELEY ROAD BURWOOD EAST VIC 3151	$1,710,000	06-Dec-25
27 MCCUBBIN STREET BURWOOD VIC 3125	$2,010,000	08-Mar-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: 19 February 2026

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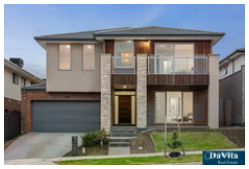
18 CLANBRAE AVENUE BURWOOD VIC 3125

4 3 2

Sold Price $2,011,000 Sold Date 15-Nov-25

Distance 0.1km



12 ELEY ROAD BURWOOD EAST VIC 3151

4 4 2

Sold Price $1,710,000 Sold Date 06-Dec-25

Distance 0.83km



27 MCCUBBIN STREET BURWOOD VIC 3125

4 3 2

Sold Price $2,010,000 Sold Date 08-Mar-25

Distance 0.86km

RS= Recent sale UN= Undisclosed Sale

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