

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1238 Dandenong Road, Murrumbeena VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,929,000

## Median sale price

Median price \$1,695,000 Property type House Suburb Murrumbeena

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

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. 11 Henty Street, Murrumbeena VIC 3163	\$2,085,000	11/11/2023
2. 5 Spark Street, Murrumbeena VIC 3163	\$1,900,000	10/10/2023
3. 77 Morgan Street, Carnegie VIC 3163	\$2,050,000	12/09/2023

This Statement of Information was prepared on: 09/01/2023