Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/9 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale pr	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/9 Murrumbeena Rd MURRUMBEENA 3163	\$315,000	13/01/2025
2	12/1216 Dandenong Rd MURRUMBEENA 3163	\$302,500	11/12/2024
3	201/9 Morton Av CARNEGIE 3163	\$320,000	15/11/2024

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:

07/03/2025 15:50









Property Type: Apartment

Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

> Indicative Selling Price \$300,000 - \$330,000 Median Unit Price December quarter 2024: \$720,000

Comparable Properties



 1/9 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)
 Agent Comments

 Image: 1
 Image: 1

 Price: \$315,000
 Image: 1



Price: \$315,000 Method: Private Sale Date: 13/01/2025 Property Type: Unit

12/1216 Dandenong Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$302,500 Method: Private Sale Date: 11/12/2024 Property Type: Apartment

201/9 Morton Av CARNEGIE 3163 (REI/VG)



Agent Comments



Account - Jellis Craig | P: 03 9593 4500



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