
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 1228 Dandenong Road Murrumbeena

Indicative selling price

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

Single price \$ 1,899,000

or range between

&

Median sale price

Median price \$1,700,000

Property type House

Suburb Murrumbeena

Period - From 01/01/2022

to 31/03/2022

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. 13 Katrina Avenue, Murrumbeena	\$1,950,000	29/03/2022
2. 10 Skipton Street, Hughesdale	\$1,850,000	11/12/2021
3. 16 McPherson Street, Carnegie	\$1,845,000	12/02/2022

This Statement of Information was prepared on: Saturday 25th April 2022