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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode 15/41 Murrumbeena Road, Murrumbeena 3163

## Indicative selling price

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

Single price \$639,000

## Median sale price

Median price \$550,000 Property type Apartment Suburb Murrumbeena

Period - From 01/01/2024 to 31/03/2024 Source R.E.I.V

## 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
2/149 Neerim Road, Glen Huntly 3163	\$655,000	23/03/2024
9.147 Neerim Road, Glen Huntly 3163	\$645,000	23/03/2024
2/405 Neerim Road, Carnegie 3163	\$640,000	15/04/2024

This Statement of Information was prepared on: 08/05/2024