

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

103/17 Railway Parade, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/01/2025

to

31/03/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	1/9 Dunoon St MURRUMBEENA 3163	\$362,000	29/03/2025
2	407/405 Neerim Rd CARNEGIE 3163	\$385,000	06/01/2025
3	2/15 Sydney St MURRUMBEENA 3163	\$357,500	26/10/2024

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:

04/04/2025 10:17



Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$360,000
Median Unit Price
March quarter 2025: \$666,000

Comparable Properties



1/9 Dunoon St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$362,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment



407/405 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 06/01/2025
Property Type: Apartment



2/15 Sydney St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$357,500
Method: Auction Sale
Date: 26/10/2024
Property Type: Apartment

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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