

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

5/36 RAILWAY PARADE MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

4/3B INNELLAN ROAD MURRUMBEENA VIC 3163	\$368,000	30-Nov-24
101/4 KITMONT STREET MURRUMBEENA VIC 3163	\$375,000	12-Mar-25
2/15 SYDNEY STREET MURRUMBEENA VIC 3163	\$357,500	26-Oct-24

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 6 months.~~

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**4/3B INNELLAN ROAD
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$368,000** Sold Date **30-Nov-24**

Distance **0.55km**



**101/4 KITMONT STREET
MURRUMBEENA VIC 3163**

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **12-Mar-25**

Distance **0.22km**



**2/15 SYDNEY STREET
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$357,500** Sold Date **26-Oct-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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