

# 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 406/119 Poath Road, MURRUMBEENA 3163

## Indicative selling price

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

A range between \$520,000 & \$570,000

## Median sale price

Median price \$720,000 Property type Unit Suburb MURRUMBEENA

Period - From 01/10/2024 to 31/12/2024 Source REIV

## Comparable property sales

**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	108/332 Neerim Road, Carnegie 3163	\$575,000	10/02/2025
2	112/41 Murrumbeena Road, MURRUMBEENA 3163	\$590,000	30/10/2024
3	106/4 Kitmont Street, MURRUMBEENA 3163	\$575,000	26/10/2024

This Statement of Information was prepared on: 13/03/2025