

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

19 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Murrumbeena

Period - From 01/01/2024 to 31/12/2024 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	36 Howe St MURRUMBEENA 3163	\$1,575,000	01/03/2025
2	3 Hooper St MURRUMBEENA 3163	\$1,440,000	22/09/2024
3			

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:

04/03/2025 10:29



Property Type: House

Land Size: 653 sqm approx

Comparable Properties



36 Howe St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,575,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 597 sqm approx



3 Hooper St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Sold After Auction

Date: 22/09/2024

Property Type: House (Res)

Land Size: 628 sqm approx

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.