

# 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

17 Strathearn Avenue, Murrumbeena Vic 3163

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,845,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2024 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	1 Moorookyle Av HUGHESDALE 3166	\$1,565,000	14/09/2024
2	4 Thomson Av MURRUMBEENA 3163	\$1,580,000	31/08/2024
3	54 Marlborough St BENTLEIGH EAST 3165	\$1,600,000	19/08/2024

**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: 29/01/2025 10:52



**Property Type:** House (Res)

**Land Size:** 639 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2024: \$1,845,000

## Comparable Properties



**1 Moorookyle Av HUGHESDALE 3166 (REI/VG)**

Agent Comments



**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**4 Thomson Av MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**54 Marlborough St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** House