

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

106/4 Kitmont Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$490,000 & \$535,000

Median sale price

Median price \$550,000 Property type Unit Suburb Murrumbeena

Period - From 17/09/2023 to 16/09/2024 Source REIV

Comparable property sales

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. 304/119 Poath Rd MURRUMBEENA 3163	\$504,000	14/09/2024
2. 103/128 Murrumbeena Rd MURRUMBEENA 3163	\$535,000	28/08/2024
3. 103/4 Kitmont St MURRUMBEENA 3163	\$568,000	16/07/2024

This Statement of Information was prepared on: 17/09/2024