

# 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 41 Rosella Street, 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 \$2,650,000 & \$2,850,000

## Median sale price

Median price \$1,680,000 Property type House Suburb Murrumbeena

Period - From 09/01/2024 to 08/01/2025 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. 6 Doris St MURRUMBEENA 3163	\$2,920,000	24/10/2024
2. 1 Riley St MURRUMBEENA 3163	\$2,600,000	22/10/2024
3. 46 Emily St CARNEGIE 3163	\$2,640,000	05/10/2024

This Statement of Information was prepared on: 09/01/2025 12:29