

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 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$2,590,000

or range between \$

& \$

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
59 Karma Avenue, Malvern East	\$2,540,000	23/11/2024
32 Belsize Avenue, Carnegie	\$2,560,000	09/11/2024
1 Riley Street, Murrumbeena	\$2,600,00	22/10/2024

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: 13/0/2025