Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/9 Dunoon Street, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$320,000	&	\$350,000
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Median sale price

Median price	\$720,000	Pro	perty Type	Jnit		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

Add	dress of comparable property	Price	Date of sale
1	1/243 Murrumbeena Rd MURRUMBEENA 3163	\$345,000	28/02/2025
2	11/12 Grange Rd CARNEGIE 3163	\$355,000	21/12/2024
3	3/87 Coorigil Rd CARNEGIE 3163	\$323,500	28/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 11:01





Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** December quarter 2024: \$720,000



Property Type: Apartment

Comparable Properties



1/243 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Price: \$345,000 Method: Private Sale

Date: 28/02/2025 Property Type: Apartment **Agent Comments**



11/12 Grange Rd CARNEGIE 3163 (REI/VG)



Agent Comments

Price: \$355,000 Method: Private Sale Date: 21/12/2024

Property Type: Apartment



3/87 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

Price: \$323,500 Method: Auction Sale Date: 28/11/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500





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