

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

19 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	10 Millewa Av MALVERN EAST 3145	\$1,680,000	21/01/2025
2	49 Shepparson Av CARNEGIE 3163	\$1,630,000	07/12/2024
3			

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:

17/02/2025 16:36



 3  2  2

Property Type: House

Comparable Properties



10 Millewa Av MALVERN EAST 3145 (REI)

Agent Comments

 3  1  2

Price: \$1,680,000

Method: Private Sale

Date: 21/01/2025

Property Type: House

Land Size: 702 sqm approx



49 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,630,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 565 sqm approx

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.