

## 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

10/176 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

10/4 WALNUT STREET CARNEGIE VIC 3163	\$290,000	15-Nov-24
12/1216 DANDENONG ROAD MURRUMBEENA VIC 3163	\$302,500	06-Dec-24
7/34 BUTE STREET MURRUMBEENA VIC 3163	\$306,000	08-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 23 January 2025



**10/4 WALNUT STREET CARNEGIE  
VIC 3163**

Sold Price

RS

**\$290,000**

Sold Date

**15-Nov-24**

 1  1  1

Distance

**1.29km**



**12/1216 DANDENONG ROAD  
MURRUMBEENA VIC 3163**

Sold Price

**\$302,500**

Sold Date

**06-Dec-24**

 1  1  1

Distance

**1.32km**



**7/34 BUTE STREET  
MURRUMBEENA VIC 3163**

Sold Price

**\$306,000**

Sold Date

**08-Oct-24**

 1  1  1

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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