

# 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 36 Howe 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) (\*Delete single price or range as applicable)

Single price \$  or range between \$1,350,000 & \$1,450,000

## Median sale price

Median price \$1,845,000 Property type House Suburb Murrumbeena

Period - From 01/01/2024 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 5 Beauville Av MURRUMBEENA 3163	\$1,431,000	16/11/2024
2 60 Murrumbeena Cr MURRUMBEENA 3163	\$1,380,000	8/10/2024
3 170 Murrumbeena Rd MURRUMBEENA 3163	\$1,450,000	25/9/2024

**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: 24/01/2025