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

44 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,425,000		&		\$1,550,000					
Median sale p	rice									
Median price	\$1,401,000	Pro	operty Type	Hou	se		Suburb	Murrumbeena		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18 Arthur St HUGHESDALE 3166	\$1,440,000	28/03/2025
2	50 Truganini Rd CARNEGIE 3163	\$1,545,000	22/03/2025
3	6 Paddington Rd HUGHESDALE 3166	\$1,480,000	15/03/2025

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:

04/04/2025 11:06



44 Kangaroo Road, Murrumbeena Vic 3163





Property Type: Divorce/Estate/Family Transfers Land Size: 676 sqm approx Agent Comments Indicative Selling Price \$1,425,000 - \$1,550,000 Median House Price March quarter 2025: \$1,401,000

Comparable Properties



18 Arthur St HUGHESDALE 3166 (REI)



Price: \$1,440,000 Method: Private Sale Date: 28/03/2025 Property Type: House

•

3

50 Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

Price: \$1,545,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res)

Land Size: 647 sqm approx



6 Paddington Rd HUGHESDALE 3166 (REI)

Agent Comments

Agent Comments

Price: \$1,480,000 Method: Auction Sale Date: 15/03/2025 Property Type: House

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.