

# 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 41 Rosella St, Murrumbeena Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,400,000

## 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

**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. 38 Serrell St MALVERN EAST 3145	\$2,300,000	19/02/2025
2. 6 Washington Av MALVERN EAST 3145	\$2,400,000	21/11/2024
3. 15 Abbotsford Av MALVERN EAST 3145	\$2,320,000	26/10/2024

**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: 20/03/2025 10:33