

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 Adams Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,847,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2025

to

30/06/2025

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	17 Ricourt Av MURRUMBEENA 3163	\$1,850,000	26/07/2025
2	22 Henty St MURRUMBEENA 3163	\$1,855,000	10/07/2025
3	7 Beauville Av MURRUMBEENA 3163	\$1,890,000	29/03/2025

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:

20/08/2025 15:56



 4  2  3

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



17 Ricourt Av MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  4

Price: \$1,850,000

Method: Private Sale

Date: 26/07/2025

Property Type: House

Land Size: 702 sqm approx



22 Henty St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,855,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 613 sqm approx



7 Beauville Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,890,000

Method: Private Sale

Date: 29/03/2025

Property Type: House

Land Size: 557 sqm approx