## 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

103/17 Railway Parade, Murrumbeena Vic 3163

#### Indicative selling price

For the meaning of this		

Single price \$360,000

#### Median sale price

Median price	\$666,000	Pro	perty Type Unit	t	\$	Suburb	Murrumbeena
Period - From	01/01/2025	to	31/03/2025	Sou	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	9/12a Toward St MURRUMBEENA 3163	\$369,000	02/05/2025
2	1/9 Dunoon St MURRUMBEENA 3163	\$362,000	29/03/2025
3	4/3b Innellan Rd MURRUMBEENA 3163	\$368,000	30/11/2024

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:

20/05/2025 14:24





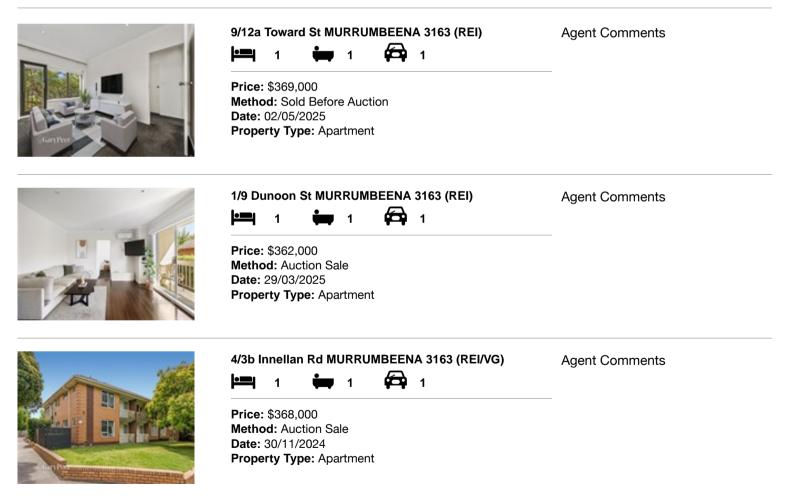




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$360,000 Median Unit Price March quarter 2025: \$666,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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