

# 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

104/41 Murrumbeena Road, Murrumbeena VIC 3163

### Indicative selling price

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

Range between

\$630,000

&

\$660,000

### Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

26/12/2024

to

25/06/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
308/1242 Glen Huntly Road Carnegie VIC 3163	\$680,000	31/05/2025
204/28 Jersey Parade Carnegie VIC 3163	\$650,000	05/05/2025
209/28 Jersey Parade Carnegie VIC 3163	\$655,000	11/04/2025

This Statement of Information was prepared on:

26/06/2025