

# 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

11/20 Strathearn Avenue, Murrumbeena Vic 3163

### Indicative selling price

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

Single price

\$280,000

### Median sale price

Median price

\$513,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

23/04/2024

to

22/04/2025

Source

Property Data

### 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	12/68 Woornack Rd CARNEGIE 3163	\$280,000	04/12/2024
2	3/144 Oakleigh Rd CARNEGIE 3163	\$285,000	11/02/2025
3	3/190 Murrumbeena Rd MURRUMBEENA 3163	\$315,000	17/01/2025

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:

23/04/2025 11:42



1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$280,000  
Median Unit Price  
23/04/2024 - 22/04/2025: \$513,500

Comparable Properties



12/68 Wornack Rd CARNEGIE 3163 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$280,000  
Method: Sale  
Date: 04/12/2024  
Property Type: Strata Unit/Flat



3/144 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$285,000  
Method: Private Sale  
Date: 11/02/2025  
Property Type: Apartment



3/190 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$315,000  
Method: Private Sale  
Date: 17/01/2025  
Property Type: Apartment