

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

17b Murrumbeena Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,592,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2024

to

31/03/2025

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	73a Moylan St BENTLEIGH EAST 3165	\$1,990,000	14/06/2025
2	60b Ardyne St MURRUMBEENA 3163	\$1,950,000	05/04/2025
3	40a Garfield Av ORMOND 3204	\$1,830,000	15/01/2025

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:

17/06/2025 12:00

17b Murrumbeena Crescent, Murrumbeena Vic 3163

**Jellis
Craig**

Andrew Panagopoulos
9573 6100
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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending March 2025: \$1,592,500



5 4 3

Property Type: Townhouse

Comparable Properties



73a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,990,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)



60b Ardyne St MURRUMBEENA 3163 (REI)

Agent Comments

5 4 2

Price: \$1,950,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Land Size: 456 sqm approx



40a Garfield Av ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,830,000

Method: Private Sale

Date: 15/01/2025

Property Type: Townhouse (Single)

Land Size: 310 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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