

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

187a Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,365,000

Median sale price

Median price

\$1,675,500

Property Type

House

Suburb

Murrumbeena

Period - From

19/09/2025

to

18/09/2026

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	13 Ames Av CARNEGIE 3163	\$1,350,000	05/09/2026
2	11 Daisy St MURRUMBEENA 3163	\$1,380,000	16/06/2026
3	17 Newman Av CARNEGIE 3163	\$1,411,000	30/05/2026

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:

19/09/2026 14:34