

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,665,000

Property Type House

Suburb Murrumbeena

Period - From 24/08/2025

to

23/08/2026

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	41b Moonya Rd CARNEGIE 3163	\$1,350,000	01/08/2026
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:

24/08/2026 15:01

187a Murrumbeena Road, Murrumbeena Vic 3163



Property Type: House (Previously Occupied - Detached)

Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

24/08/2025 - 23/08/2026: \$1,665,000

Comparable Properties

41b Moonya Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 500 sqm approx



11 Daisy St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 16/06/2026

Property Type: House

Land Size: 308 sqm approx



17 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,411,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 488 sqm approx

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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