

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

1a Irving Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,693,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2024

to

30/06/2025

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	40a Thomasina St BENTLEIGH EAST 3165	\$1,660,000	25/06/2025
2	44a Elimatta Rd CARNEGIE 3163	\$1,576,000	12/04/2025
3	65a Wallace Av MURRUMBEENA 3163	\$1,528,000	19/02/2025

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:

28/07/2025 09:56



Property Type: Townhouse

Comparable Properties



40a Thomasina St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)



Price: \$1,660,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Townhouse (Res)



44a Elimatta Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)



Price: \$1,576,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)



65a Wallace Av MURRUMBEENA 3163 (VG)

[Agent Comments](#)



Price: \$1,528,000

Method: Sale

Date: 19/02/2025

Property Type: Flat/Unit/Apartment (Res)