Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/9 Dunoon Street, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$1,690,000	Pro	perty Type	House		Suburb	Murrumbeena
Period - From	29/10/2024	to	28/10/2025		Source	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	5/2 Dunoon St MURRUMBEENA 3163	\$550,000	20/10/2025
2	9/24 Dunoon St MURRUMBEENA 3163	\$490,000	04/10/2025
3	3/4 Kokaribb Rd CARNEGIE 3163	\$585,000	20/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 11:04

