

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

203/128 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/07/2025

to

30/09/2025

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	405/285 Neerim Rd CARNEGIE 3163	\$435,000	17/09/2025
2	1/488 Neerim Rd MURRUMBEENA 3163	\$450,000	20/08/2025
3	101/128 Murrumbeena Rd MURRUMBEENA 3163	\$408,000	17/06/2025

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:

11/11/2025 14:46

203/128 Murrumbeena Road, Murrumbeena Vic 3163



1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
September quarter 2025: \$450,000

Comparable Properties



405/285 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$435,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: Apartment



1/488 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$450,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Apartment



101/128 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$408,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

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



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