

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 208/41 Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ \$580,000 or range between \$610,000 & \$

Median sale price

Median price \$745,000 Property type Unit Suburb Murrumbeena
Period - From 21/05/2025 to 21/11/2025 Source Cotality™

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
3/369 Neerim Road Carnegie VIC 3163	\$590,000	14/08/2025
5/81 Koornang Road Carnegie VIC 3163	\$645,000	14/08/2025
3/4 Kokaribb Road Carnegie VIC 3163	\$585,000	20/09/2025

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: 21/11/2025