

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

23/2-4 WILLIAM STREET 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

or range
between

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Aug 2024

to

31 Jul 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 6 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

406/119 POATH ROAD MURRUMBEENA VIC 3163	\$600,000	02-Apr-25
311/28 SWINDON ROAD HUGHESDALE VIC 3166	\$580,000	24-Jun-25
205/332 NEERIM ROAD CARNEGIE VIC 3163	\$585,000	27-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025

Shape Property Pty Ltd
P (03) 9885 6688
M 0419112635
E concierge@shapepropertygroup.com.au



**406/119 POATH ROAD
MURRUMBEENA VIC 3163**

2 2 1

Sold Price **\$600,000** Sold Date **02-Apr-25**

Distance **0.21km**



**311/28 SWINDON ROAD
HUGHESDALE VIC 3166**

2 2 1

Sold Price **\$580,000** Sold Date **24-Jun-25**

Distance **1.04km**



**205/332 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price **\$585,000** Sold Date **27-Feb-25**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.