

# 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

3/7 Dunoon Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000 & \$950,000

### Median sale price

Median price \$1,670,000

Property Type House

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 | 303/21 Belsize Av CARNEGIE 3163        | \$965,000 | 18/10/2025   |
| 2 | 3/262-274 Poath Rd HUGHESDALE 3166     | \$991,000 | 10/10/2025   |
| 3 | 2/1172-1174 Dandenong Rd CARNEGIE 3163 | \$997,000 | 30/05/2025   |

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:

14/11/2025 11:57

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**Indicative Selling Price**

\$875,000 - \$950,000

**Median House Price**

September quarter 2025: \$1,670,000



3 1 1

**Property Type:** Townhouse

## Comparable Properties



**303/21 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments

3 2 2

**Price:** \$965,000

**Method:** Sold Before Auction

**Date:** 18/10/2025

**Property Type:** Unit



**3/262-274 Poath Rd HUGHESDALE 3166 (REI)**

Agent Comments

3 1 1

**Price:** \$991,000

**Method:** Sold Before Auction

**Date:** 10/10/2025

**Property Type:** Townhouse (Res)



**2/1172-1174 Dandenong Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$997,000

**Method:** Sold Before Auction

**Date:** 30/05/2025

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9593 4500