Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	3/7 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 \$875,000	&	\$950,000
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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

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 comparableproperties 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



JellisCraig

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$875,000 - \$950,000 **Median House Price** September quarter 2025: \$1,670,000





Comparable Properties



303/21 Belsize Av CARNEGIE 3163 (REI)

Agent Comments

Price: \$965,000

Method: Sold Before Auction

Date: 18/10/2025 Property Type: Unit

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

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Agent Comments

Agent Comments

Price: \$991,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: Townhouse (Res)



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

Price: \$997,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



