

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 Second Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$2,150,000

&

\$2,350,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2026

to

30/06/2026

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	535 Neerim Rd MURRUMBEENA 3163	\$2,390,000	29/08/2026
2	14 Wahroongaa Rd MURRUMBEENA 3163	\$2,400,000	07/05/2026
3	6 Coling Av CARNEGIE 3163	\$2,115,000	02/05/2026

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:

01/09/2026 09:12



4 3 4

Property Type: House

Indicative Selling Price
\$2,150,000 - \$2,350,000
Median House Price
June quarter 2026: \$1,715,000

Comparable Properties



535 Neerim Rd MURRUMBEENA 3163 (REI)

4 2 4

Agent Comments

Price: \$2,390,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House
Land Size: 650 sqm approx



14 Wahroongaa Rd MURRUMBEENA 3163 (REI/VG)

5 2 2

Agent Comments

Price: \$2,400,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)
Land Size: 710 sqm approx



6 Coling Av CARNEGIE 3163 (REI/VG)

4 2 3

Agent Comments

Price: \$2,115,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 524 sqm approx