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

30/2-4 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	\$580,000	&	\$620,000
Single Frice	between	φυου,υυυ	α	φ020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$745,000	Prope	erty type Unit		Suburb	Murrumbeena	
Period-from	01 Nov 2024	to	31 Oct 2	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	
23/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$610,000	22-Aug-25	
39/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$605,000	13-Aug-25	
16/16 CARRUM STREET MALVERN EAST VIC 3145	\$565,000	03-Oct-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: 11 November 2025





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23/2-4 WILLIAM STREET **MURRUMBEENA VIC 3163**

₾ 2

□ 1

Sold Price

^{RS} \$610,000 ^{UN} Sold Date **22-Aug-25**

Distance

0km



39/2-4 WILLIAM STREET **MURRUMBEENA VIC 3163**

₾ 2

Sold Price

\$605,000 Sold Date 13-Aug-25

Distance 0km



16/16 CARRUM STREET MALVERN Sold Price EAST VIC 3145

\$565,000 Sold Date 03-Oct-25

= 2

₾ 2

□ 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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