

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

33 Lindsay Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,847,500

Property Type House

Suburb Murrumbeena

Period - From 01/04/2025

to

30/06/2025

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	45 Euston Rd HUGHESDALE 3166	\$1,910,000	31/05/2025
2	23 Leura St MURRUMBEENA 3163	\$2,170,000	23/05/2025
3	42 Margaret St CARNEGIE 3163	\$2,030,000	01/05/2025

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:

19/08/2025 13:08



4 2 4

Property Type: House

Comparable Properties



45 Euston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

4 2 2

Price: \$1,910,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 700 sqm approx



23 Leura St MURRUMBEENA 3163 (REI)

Agent Comments

4 2 2

Price: \$2,170,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Land Size: 590 sqm approx



42 Margaret St CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 1

Price: \$2,030,000

Method: Sold Before Auction

Date: 01/05/2025

Property Type: House (Res)

Land Size: 561 sqm approx