

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 MURRELL STREET BIRREGURRA VIC 3242

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Birregurra

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

61 SKENE STREET BIRREGURRA VIC 3242	\$630,000	25-Feb-25
64 MAIN STREET BIRREGURRA VIC 3242	\$680,000	17-Feb-25
12 JENNER STREET BIRREGURRA VIC 3242	\$675,000	12-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 May 2025



**61 SKENE STREET BIRREGURRA
VIC 3242**

 3  1  2

Sold Price **\$630,000** Sold Date **25-Feb-25**

Distance **0.46km**



**64 MAIN STREET BIRREGURRA VIC
3242**

 3  1  -

Sold Price **\$680,000** Sold Date **17-Feb-25**

Distance **0.81km**



**12 JENNER STREET BIRREGURRA
VIC 3242**

 3  1  2

Sold Price **\$675,000** Sold Date **12-Dec-23**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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