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

36 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,400,000		&		\$1,540,000				
Median sale p	rice								
Median price	\$1,592,500	Pro	operty Type	Hou	se		Suburb	Murrumbeena	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	32 Willesden Rd HUGHESDALE 3166	\$1,500,000	27/05/2025
2	22 Calembeena Av HUGHESDALE 3166	\$1,402,185	07/04/2025
3	6 Paddington Rd HUGHESDALE 3166	\$1,480,000	15/03/2025

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:

17/06/2025 11:43



36 Kangaroo Road, Murrumbeena Vic 3163





Property Type: Agent Comments

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending March 2025: \$1,592,500

Comparable Properties



32 Willesden Rd HUGHESDALE 3166 (REI/VG)



Price: \$1,500,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 694 sqm approx



22 Calembeena Av HUGHESDALE 3166 (REI/VG)

Agent Comments

Agent Comments



Method: Private Sale Date: 07/04/2025 Property Type: House Land Size: 715 sqm approx



6 Paddington Rd HUGHESDALE 3166 (REI/VG)

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Agent Comments



Price: \$1,480,000 Method: Auction Sale Date: 15/03/2025 Property Type: House Land Size: 465 sqm approx

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