

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 between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,592,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2024

to

31/03/2025

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	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



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)

Agent Comments



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



Price: \$1,402,185
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 715 sqm approx



6 Paddington Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



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