

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

4/243 MURRUMBEENA ROAD 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,250

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/24 WILMOTH AVENUE CARNEGIE VIC 3163	\$450,000	27-Jan-26
2/144 OAKLEIGH ROAD CARNEGIE VIC 3163	\$437,000	20-Sep-25
6/174 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$495,000	29-Jan-26

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.~~

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1/24 WILMOTH AVENUE CARNEGIE VIC 3163 Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **27-Jan-26**
 Distance **0.12km**
 2 1 1



2/144 OAKLEIGH ROAD CARNEGIE VIC 3163 Sold Price **\$437,000** Sold Date **20-Sep-25**
 Distance **0.22km**
 2 1 1



6/174 MURRUMBEENA ROAD MURRUMBEENA VIC 3163 Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **29-Jan-26**
 Distance **0.61km**
 2 1 1

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

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