## 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	\$479,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$815,000	Prop	erty type Unit		Suburb	Murrumbeena	
Period-from	01 Oct 2024	to	30 Sep 2	2025	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	
9/144 OAKLEIGH ROAD CARNEGIE VIC 3163	\$450,000	05-Sep-25	
1/2 RIGBY AVENUE CARNEGIE VIC 3163	\$502,000	16-Aug-25	
8/7 WILD CHERRY ROAD ORMOND VIC 3204	\$510,000	17-Jun-25	

#### 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.

This Statement of Information was prepared on: 03 October 2025



## T.G. NEWTON

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9/144 OAKLEIGH ROAD CARNEGIE Sold Price VIC 3163

RS \$450,000 Sold Date 05-Sep-25

Distance

0.22km



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1/2 RIGBY AVENUE CARNEGIE VIC Sold Price 3163

<sup>RS</sup>\$502,000 Sold Date 16-Aug-25

Distance

0.88km



8/7 WILD CHERRY ROAD ORMOND Sold Price **VIC 3204** 

**\$510,000** Sold Date **17-Jun-25** 

**=** 2

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\$1

Distance

1.24km

**RS** = Recent sale

UN = Undisclosed Sale

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