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

49 Kinlock Avenue, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,300,000		&		\$1,400,000				
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.

Ad	dress of comparable property	Price	Date of sale
1	42 Bossington St OAKLEIGH SOUTH 3167	\$1,391,500	31/05/2025
2	416 Mckinnon Rd BENTLEIGH EAST 3165	\$1,398,000	24/03/2025
3	49 Reid St MURRUMBEENA 3163	\$1,350,000	17/02/2025

OR

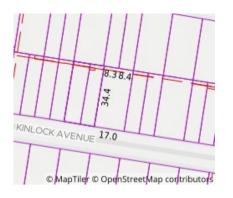
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/06/2025 11:45



49 Kinlock Avenue, Murrumbeena Vic 3163





Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending March 2025: \$1,592,500

Comparable Properties



42 Bossington St OAKLEIGH SOUTH 3167 (REI)



Price: \$1,391,500 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res) Land Size: 656 sqm approx



416 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)

2

Agent Comments

Agent Comments



3



Land Size: 585 sqm approx

49 Reid St MURRUMBEENA 3163 (VG)

Agent Comments



Price: \$1,350,000 Method: Sale Date: 17/02/2025 Property Type: House (Res) Land Size: 596 sqm approx

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