

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### 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	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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$1,398,000  
**Method:** Private Sale  
**Date:** 24/03/2025  
**Property Type:** House  
**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

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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