

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

5/36 RAILWAY PARADE 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Sep 2024

to

31 Aug 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

1/9 DUNOON STREET MURRUMBEENA VIC 3163	\$362,000	29-Mar-25
6/5 WILSON STREET MURRUMBEENA VIC 3163	\$357,000	15-May-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: 15 September 2025

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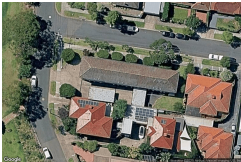


1/9 DUNOON STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price **\$362,000** Sold Date **29-Mar-25**

Distance **0.61km**



6/5 WILSON STREET MURRUMBEENA VIC 3163

1 1 1

Sold Price **\$357,000** Sold Date **15-May-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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