

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

50a Dalny Road, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,550,000

&

\$1,650,000

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	68A Tranmere Av CARNEGIE 3163	\$1,615,000	19/03/2025
2	40b Paloma St BENTLEIGH EAST 3165	\$1,611,000	15/03/2025
3	54b Lyons St CARNEGIE 3163	\$1,735,000	15/02/2025

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:

07/05/2025 16:01



 4  3  2

Property Type: Townhouse

Comparable Properties



68A Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,615,000

Method: Private Sale

Date: 19/03/2025

Property Type: Townhouse (Single)



40b Paloma St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,611,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)



54b Lyons St CARNEGIE 3163 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,735,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Single)

Land Size: 280 sqm approx