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 | cons | sumer.vic.go | v.au | /underquot | ing | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-------------|
| Range betwee | \$1,550,000 | | & | | \$1,650,000 | | | |
| 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.

| Add | dress 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





Kon Galitos 9593 4500



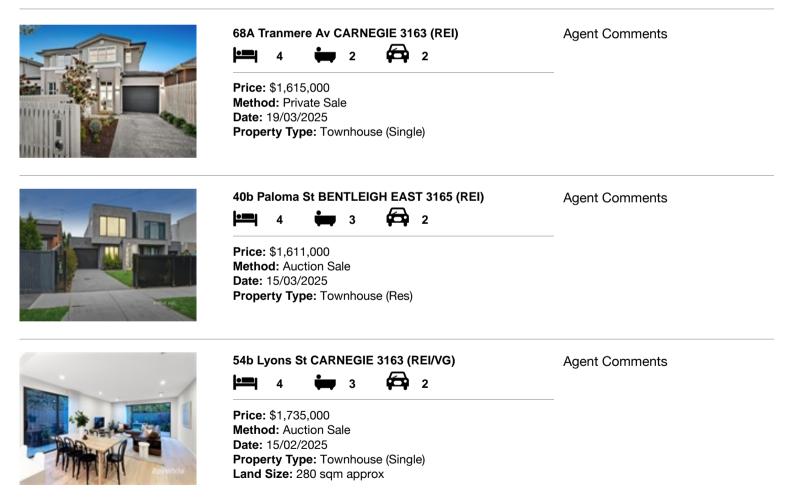


Property Type: Townhouse

0414 902 680 kongalitos@jelliscraig.com.au Indicative Selling Price

\$1,550,000 - \$1,650,000 **Median House Price** Year ending March 2025: \$1,592,500

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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