

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

51 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,520,000

&

\$1,580,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb Murrumbeena

Period - From 01/07/2025

to

30/09/2025

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	6b Leura St MURRUMBEENA 3163	\$1,605,000	22/11/2025
2	49b Rosella St MURRUMBEENA 3163	\$1,695,000	20/09/2025
3	54B Truganini Rd CARNEGIE 3163	\$1,655,000	30/08/2025

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:

22/12/2025 12:05



Rooms: 6

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



6b Leura St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,605,000

Method: Sold Before Auction

Date: 22/11/2025

Property Type: Townhouse (Res)



49b Rosella St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,695,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 315 sqm approx



54B Truganini Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,655,000

Method: Sold Before Auction

Date: 30/08/2025

Property Type: Townhouse (Res)