

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 51 Brett Street, Murrumbeena Vic 3163
Including suburb and postcode

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

Ben Quigley
9557 5500
0411 878 636

bquigley@woodards.com.au

Indicative Selling Price

\$1,520,000 - \$1,580,000

Median House Price

September quarter 2025: \$1,670,000



1



Rooms: 6

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



6b Leura St MURRUMBEENA 3163 (REI/VG)



4



2



2

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)



4



2



2

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)



3



2



2

Agent Comments

Price: \$1,655,000

Method: Sold Before Auction

Date: 30/08/2025

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480