

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

6/16 Adelaide Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

30/08/2024

to

29/08/2025

Source

Property Data

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	3/21 Hobart Rd MURRUMBEENA 3163	\$350,000	25/08/2025
2	1/5 Wilson St MURRUMBEENA 3163	\$368,000	27/08/2025
3	5/24 Brisbane St MURRUMBEENA 3163	\$320,000	26/08/2025

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:

30/08/2025 13:45

6/16 Adelaide Street, Murrumbeena Vic 3163



1 1 1

Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
30/08/2024 - 29/08/2025: \$490,000

Comparable Properties

3/21 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method:
Date: 25/08/2025
Property Type: House



1/5 Wilson St MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$368,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: Apartment



5/24 Brisbane St MURRUMBEENA 3163 (REI)

Agent Comments

1 1 1

Price: \$320,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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