## 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	6 Lindsay Avenue, Murrumbeena Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,800,000	&	\$3,050,000
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### Median sale price

Median price	\$1,401,000	Pro	perty Type	House		Suburb	Murrumbeena
Period - From	01/01/2025	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

Address of comparable property		Price	Date of sale
1	6 Perth St MURRUMBEENA 3163	\$2,886,000	15/03/2025
2	12 Nirvana Av MALVERN EAST 3145	\$2,975,000	14/03/2025
3	532 Neerim Rd MURRUMBEENA 3163	\$3,000,000	20/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/04/2025 13:46





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$3,050,000 Median House Price March quarter 2025: \$1,401,000



Property Type: House
Agent Comments

# Comparable Properties



6 Perth St MURRUMBEENA 3163 (REI)

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**Price:** \$2,886,000 **Method:** Auction Sale **Date:** 15/03/2025

**Property Type:** House (Res) **Land Size:** 523 sqm approx

**Agent Comments** 



12 Nirvana Av MALVERN EAST 3145 (REI)

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Price: \$2,975,000 Method: Private Sale Date: 14/03/2025 Property Type: House

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Agent Comments

532 Neerim Rd MURRUMBEENA 3163 (REI)

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Price: \$3,000,000 Method: Private Sale Date: 20/11/2024

Property Type: House (Res)

**Agent Comments** 

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





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