

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 Lindsay Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$2,800,000

&

\$3,050,000

Median sale price

Median price

\$1,401,000

Property 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	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 comparable properties 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



5 4 4

Property Type: House

Agent Comments

Comparable Properties



6 Perth St MURRUMBEENA 3163 (REI)

Agent Comments

5 3 4

Price: \$2,886,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 523 sqm approx



12 Nirvana Av MALVERN EAST 3145 (REI)

Agent Comments

4 3 4

Price: \$2,975,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

532 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 - 3

Price: \$3,000,000

Method: Private Sale

Date: 20/11/2024

Property Type: House (Res)