

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

7/1A FIRST AVENUE MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

10/67-69 MOONYA ROAD CARNEGIE VIC 3163	\$315,000	19-Jun-26
8/11 TOWARD STREET MURRUMBEENA VIC 3163	\$290,000	18-Apr-26
6/7 CROSBIE ROAD MURRUMBEENA VIC 3163	\$290,000	09-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 07 July 2026



10/67-69 MOONYA ROAD CARNEGIE VIC 3163

 1  1  1

Sold Price

^{RS}
\$315,000

Sold Date

19-Jun-26

Distance

0.31km


8/11 TOWARD STREET MURRUMBEENA VIC 3163

 1  -  -

Sold Price

\$290,000

Sold Date

18-Apr-26

Distance

0.63km


6/7 CROSBIE ROAD MURRUMBEENA VIC 3163

 1  1  1

Sold Price

Sold Date

09-Apr-26

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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