

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

17 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,685,000 Property Type House Suburb Murrumbeena

Period - From 05/02/2025 to 04/02/2026 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	10 Clive St MURRUMBEENA 3163	\$1,850,000	13/10/2025
2	2 Wallace Av MURRUMBEENA 3163	\$1,830,000	19/08/2025
3	54 Wornack Rd CARNEGIE 3163	\$1,755,000	08/08/2025

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: 05/02/2026 10:07

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Indicative Selling Price
\$1,750,000 - \$1,850,000

Median House Price
05/02/2025 - 04/02/2026: \$1,685,000



4 2 2

Rooms: 7
Property Type: House

Comparable Properties



10 Clive St MURRUMBEENA 3163 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 13/10/2025
Property Type: House



2 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments

6 2 2

Price: \$1,830,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 711 sqm approx



54 Wornack Rd CARNEGIE 3163 (REI)

Agent Comments

3 1 2

Price: \$1,755,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 557 sqm approx

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