

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



Rooms: 7

Property Type: House

Comparable Properties



10 Clive St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 13/10/2025

Property Type: House



2 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,830,000

Method: Private Sale

Date: 19/08/2025

Property Type: House

Land Size: 711 sqm approx



54 Woornack Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,755,000

Method: Private Sale

Date: 08/08/2025

Property Type: House

Land Size: 557 sqm approx