

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 40/2-4 William Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$566,500 Property Type Unit Suburb Murrumbeena

Period - From 01/04/2025 to 31/03/2026 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	106/35-41 Dalgety St OAKLEIGH 3166	\$721,000	28/01/2026
2	402/60 Belgrave Rd MALVERN EAST 3145	\$694,000	12/12/2025
3	203/25 Truganini Rd CARNEGIE 3163	\$740,000	12/12/2025

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: 09/04/2026 08:52



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

Year ending March 2026: \$566,500

Comparable Properties



106/35-41 Dalgety St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$721,000

Method: Auction Sale

Date: 28/01/2026

Property Type: Apartment



402/60 Belgrave Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$694,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Apartment



203/25 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999