

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

2/109 Murrumbeena Road, Murrumbeena VIC 3163

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

24/10/2025

to

23/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
105/33 Belsize Avenue Carnegie VIC 3163	\$660,000	27/10/2025
2/33 Madden Avenue Carnegie VIC 3163	\$630,000	16/12/2025
7/245 Waverley Road Malvern East VIC 3145	\$635,000	14/02/2026

This Statement of Information was prepared on:

24/04/2026