

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

38 Bute Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2025 to 31/12/2025 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	7 Earlstown Rd HUGHESDALE 3166	\$1,451,000	25/10/2025
2	13 Albert Rd CARNEGIE 3163	\$1,588,000	18/10/2025
3	61 Tranmere Av CARNEGIE 3163	\$1,596,667	07/10/2025

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:

06/03/2026 09:52

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,720,000



 2  1  1

Property Type: House

Comparable Properties



7 Earlstown Rd HUGHESDALE 3166 (REI)

[Agent Comments](#)

 1  1  1

Price: \$1,451,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 701 sqm approx



13 Albert Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 2  1  4

Price: \$1,588,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 640 sqm approx

61 Tranmere Av CARNEGIE 3163 (VG)

[Agent Comments](#)

 1  -  -

Price: \$1,596,667

Method: Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 509 sqm approx

Account - Jellis Craig | P: 03 9593 4500