

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

2/59 HOBART ROAD MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jul 2025

to

30 Jun 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 6 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

1/38 MOONYA ROAD CARNEGIE VIC 3163	\$340,000	28-May-26
4/8 WAHROONGAA CRESCENT MURRUMBEENA VIC 3163	\$340,000	28-Jun-26
3/36 TRANMERE AVENUE CARNEGIE VIC 3163	\$350,000	24-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 27 July 2026



1/38 MOONYA ROAD CARNEGIE VIC 3163

1 1 1

Sold Price

^{RS}

\$340,000

Sold Date **28-May-26**

Distance **1.13km**



4/8 WAHROONGAA CRESCENT MURRUMBEENA VIC 3163

1 1 1

Sold Price

Sold Date **28-Jun-26**

Distance **0.36km**



3/36 TRANMERE AVENUE CARNEGIE VIC 3163

1 1 1

Sold Price

^{RS}

\$350,000

Sold Date **24-Jun-26**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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