

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

16 Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,809,000

Median sale price

Median price

\$1,704,500

Property Type

House

Suburb

Murrumbeena

Period - From

12/03/2025

to

11/03/2026

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	18b Poet Rd BENTLEIGH EAST 3165	\$1,845,000	21/02/2026
2	26B Innellan Rd MURRUMBEENA 3163	\$1,907,000	30/11/2025
3	7d Mclaurin Rd CARNEGIE 3163	\$1,830,000	01/11/2025

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:

12/03/2026 08:18



 4  3  3

Rooms: 7
Property Type: House
Land Size: 393 sqm approx
Agent Comments

Indicative Selling Price
\$1,809,000
Median House Price
12/03/2025 - 11/03/2026: \$1,704,500

Comparable Properties



18b Poet Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  3  3

Price: \$1,845,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 375 sqm approx



26B Innellan Rd MURRUMBEENA 3163 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,907,000
Method: Sold Before Auction
Date: 30/11/2025
Property Type: Townhouse (Res)
Land Size: 370 sqm approx



7d Mclaurin Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 4  2  3

Price: \$1,830,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 378 sqm approx

Account - Slater & Levin



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