

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

28 BREEN STREET, MURTOA, VIC 3390

### Indicative selling price

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

Single price \$350,000

or range between

&

### Median sale price

Median price \$275,000

Property Type House

Suburb MURTOA

Period - From 01 Nov 2024

to 31 Oct 2025

Source Cotality

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
22 CROMIE STREET MURTOA VIC 3390	\$350,000	19-Dec-24
73 DUNCAN STREET MURTOA VIC 3390	\$355,000	15-Oct-25
7 MARMA STREET MURTOA VIC 3390	\$380,000	30-Jun-24

This Statement of Information was prepared on: 12/11/2025