

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

23 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,687,500 Property Type House Suburb Murrumbeena

Period - From 01/10/2024 to 30/09/2025 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	10 Clive St MURRUMBEENA 3163	\$1,850,000	13/10/2025
2	33 Lindsay Av MURRUMBEENA 3163	\$1,890,000	09/10/2025
3	18 Oakdene Cr CARNEGIE 3163	\$2,010,000	10/09/2025

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:

25/12/2025 21:16



 4  2  2

Rooms: 8

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending September 2025: \$1,687,500

Comparable Properties



10 Clive St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Private Sale

Date: 13/10/2025

Property Type: House



33 Lindsay Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,890,000

Method: Private Sale

Date: 09/10/2025

Property Type: House (Res)

Land Size: 613 sqm approx



18 Oakdene Cr CARNEGIE 3163 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,010,000

Method: Auction Sale

Date: 10/09/2025

Property Type: House (Res)

Land Size: 502 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480