

## 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 23 Murrumbeena Road, Murrumbeena Vic 3163  
Including suburb and postcode

#### 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	<span style="border: 1px solid black; padding: 2px;">\$1,687,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Murrumbeena</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**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)



**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 13/10/2025  
**Property Type:** House

Agent Comments



### 33 Lindsay Av MURRUMBEENA 3163 (REI/VG)



**Price:** \$1,890,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

Agent Comments



### 18 Oakdene Cr CARNEGIE 3163 (REI/VG)



**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 10/09/2025  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx

Agent Comments

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