

# 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

1/1 Weeroona Road, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,050,000

### Median sale price

Median price \$1,716,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2025

to 31/03/2026

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	78b Lyons St CARNEGIE 3163	\$1,935,000	14/03/2026
2	26B Innellan Rd MURRUMBEENA 3163	\$1,907,000	30/11/2025
3			

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:

01/05/2026 13:41



**Property Type:** House

## Comparable Properties



**78b Lyons St CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,935,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 278 sqm approx



**26B Innellan Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,907,000

**Method:** Sold Before Auction

**Date:** 30/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 370 sqm approx

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.