

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

2/3 Packer Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,720,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/10/2025

to

31/12/2025

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	2/155 Kangaroo Rd HUGHESDALE 3166	\$1,365,000	27/11/2025
2	2c Looker St MURRUMBEENA 3163	\$1,354,000	25/11/2025
3	2/12 Atkinson St CHADSTONE 3148	\$1,325,000	17/10/2025

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:

23/02/2026 11:04



Property Type:
Divorce/Estate/Family Transfers
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
December quarter 2025: \$1,720,000

Comparable Properties



2/155 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,365,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: Townhouse (Res)



2c Looker St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,354,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)



2/12 Atkinson St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,325,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Townhouse (Single)
Land Size: 438 sqm approx

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