

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

10 Victory Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$1,600,000

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	5 Gunn St MURRUMBEENA 3163	\$1,640,000	04/12/2025
2	30 Kinrade St HUGHESDALE 3166	\$1,585,000	06/11/2025
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:

21/04/2026 09:23

10 Victory Street, Murrumbeena Vic 3163

Ari Levin
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 4  2  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,600,000

Median House Price
Year ending March 2026: \$1,716,000

Comparable Properties



5 Gunn St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,640,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 537 sqm approx



30 Kinrade St HUGHESDALE 3166 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,585,000

Method: Sold Before Auction

Date: 06/11/2025

Property Type: House (Res)

Land Size: 715 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.

Account - Slater & Levin



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