

# 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

2/164-166 Murrumbeena 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)

Range between

\$790,000

&

\$860,000

### Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/04/2025

to

30/06/2025

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	2/21-23 Howe St MURRUMBEENA 3163	\$870,000	24/05/2025
2	2/163a Oakleigh Rd CARNEGIE 3163	\$880,000	18/03/2025
3	5/6 Anzac St CARNEGIE 3163	\$852,000	08/02/2025

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:

14/07/2025 11:25

2/164-166 Murrumbeena Road, Murrumbeena Vic 3163

Jack Slater  
0430 283 724  
jack@slaterlevin.com.au



3 1 2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 260 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Unit Price**  
June quarter 2025: \$830,000

## Comparable Properties



**2/21-23 Howe St MURRUMBEENA 3163 (REI)**

**Agent Comments**

3 1 2

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** Unit



**2/163a Oakleigh Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House



**5/6 Anzac St CARNEGIE 3163 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$852,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** Unit

**Account - Slater & Levin**



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