

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

3/29 Railway Parade, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$660,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/04/2024

to

31/03/2025

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	7/70 Rosanna St CARNEGIE 3163	\$707,000	07/06/2025
2	3/26 Moonya Rd CARNEGIE 3163	\$710,000	26/05/2025
3	2/7 Brisbane St MURRUMBEENA 3163	\$737,000	15/03/2025

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:

03/07/2025 11:06



 2
  1
  1

Rooms: 4

Property Type: Unit

Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending March 2025: \$660,500

Comparable Properties



7/70 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

 2
  1
  1

Price: \$707,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Unit



3/26 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$710,000

Method: Private Sale

Date: 26/05/2025

Property Type: Unit



2/7 Brisbane St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$737,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036