Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	17 Ricourt Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$1,885,000

Median sale price

Median price	\$1,630,000	Pro	perty Type	House		Suburb	Murrumbeena
Period - From	07/07/2024	to	06/07/2025		Source	Property	/ Data

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

	aress of comparable property	1 1100	Date of Sale
1	83 Neville St CARNEGIE 3163	\$1,855,000	03/06/2025
2	19 Tranmere Av CARNEGIE 3163	\$1,822,500	10/05/2025
3	7 Beauville Av MURRUMBEENA 3163	\$1,890,000	29/03/2025

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:	07/07/2025 10:44



Date of sale







Property Type: House Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price \$1,885,000 **Median House Price** 07/07/2024 - 06/07/2025: \$1,630,000

Comparable Properties



83 Neville St CARNEGIE 3163 (REI)

Price: \$1,855,000 Method: Private Sale Date: 03/06/2025 **Property Type:** House **Agent Comments**



19 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

Agent Comments

Price: \$1,822,500 Method: Auction Sale Date: 10/05/2025 Property Type: House



7 Beauville Av MURRUMBEENA 3163 (REI)

Method: Private Sale

Price: \$1,890,000

Date: 29/03/2025 Property Type: House Land Size: 557 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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