

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

Range between

\$820,000

&

\$900,000

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	1/55 Moonya Rd CARNEGIE 3163	\$923,000	15/03/2025
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:

24/07/2025 13:14

2/164-166 Murrumbeena Road, Murrumbeena Vic 3163



3 1 3

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

Indicative Selling Price
\$820,000 - \$900,000
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



1/55 Moonya Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$923,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit



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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