

## 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

101/77 POATH ROAD MURRUMBEENA VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

7/145 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$541,000	08-May-25
111/121 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$493,000	09-Feb-25
12/51 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$510,000	18-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 17 July 2025



**7/145 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

2 1 1

Sold Price

**\$541,000**

Sold Date **08-May-25**

Distance

**1km**



**111/121 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

2 1 1

Sold Price

**\$493,000**

Sold Date **09-Feb-25**

Distance

**0.99km**



**12/51 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

2 1 2

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date **18-Jun-25**

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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