

# 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

5/19 Brisbane Street, 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

\$320,000

&

\$350,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

08/07/2024

to

07/07/2025

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	Price	Date of sale
1	1/27 Elliott Av CARNEGIE 3163	\$331,000	26/06/2025
2	12/5 Gnarwyn Rd CARNEGIE 3163	\$345,000	10/06/2025
3	6/5 Wilson St MURRUMBEENA 3163	\$357,000	15/05/2025

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:

08/07/2025 10:29



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/27 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$331,000

**Method:** Auction Sale

**Date:** 26/06/2025

**Property Type:** Apartment



**12/5 Gnarwyn Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 10/06/2025

**Property Type:** Apartment



**6/5 Wilson St MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$357,000

**Method:** Sold Before Auction

**Date:** 15/05/2025

**Property Type:** Apartment