

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

1/5 Wilson Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$330,000

&

\$360,000

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	1/27 Elliott Av CARNEGIE 3163	\$331,000	26/06/2025
2	6/5 Wilson St MURRUMBEENA 3163	\$357,000	15/05/2025
3	6/1 Kitmont St MURRUMBEENA 3163	\$345,000	01/03/2025

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:

04/08/2025 17:30

1/5 Wilson Street, Murrumbeena Vic 3163



1 1 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
June quarter 2025: \$830,000

Comparable Properties



1/27 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

1 1 1

Price: \$331,000
Method: Auction Sale
Date: 26/06/2025
Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$357,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Apartment



6/1 Kitmont St MURRUMBEENA 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$345,000
Method: Sold Before Auction
Date: 01/03/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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