

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

1/11 Sydney Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/10/2025

to

31/12/2025

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	16/160 Grange Rd CARNEGIE 3163	\$315,000	24/02/2026
2	9/1264 Glen Huntly Rd CARNEGIE 3163	\$335,000	19/02/2026
3	18/67-69 Moonya Rd CARNEGIE 3163	\$325,000	17/02/2026

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:

16/03/2026 20:46

1/11 Sydney Street, Murrumbeena Vic 3163



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

December quarter 2025: \$632,500

Comparable Properties



16/160 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$315,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment



9/1264 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$335,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Apartment

18/67-69 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

Price: \$325,000

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment

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



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