

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

1/32 Dunoon Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/04/2026

to 30/06/2026

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	2/38 Toolambool Rd CARNEGIE 3163	\$1,070,000	01/05/2026
2	2/292 Koornang Rd CARNEGIE 3163	\$1,141,000	18/04/2026
3	1/4 Hobart Rd MURRUMBEENA 3163	\$1,109,000	24/03/2026

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:

06/07/2026 10:35

1/32 Dunoon Street, Murrumbeena Vic 3163



 3  2  1

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties



2/38 Toolambool Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,070,000

Method: Private Sale

Date: 01/05/2026

Property Type: Townhouse (Single)



2/292 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,141,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Land Size: 203 sqm approx



1/4 Hobart Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,109,000

Method: Private Sale

Date: 24/03/2026

Property Type: Unit

Land Size: 275 sqm approx

Account - Slater & Levin



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