

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

101/128 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb Murrumbeena

Period - From 01/01/2025

to 31/03/2025

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		
2		
3		

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:

19/05/2025 14:13



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Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 55 sqm approx

Agent Comments

Smart single bedroom apartment on west corner, House size proportions-55sqm*, Quality first home, CBD base or investment, Sep entrance hall to greet your guests, Miele stone kitchen, Gas cooking, dishwasher, rangehood, ·High ceilings, double glazed windows, timber floors, ·Video intercom entry.

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

March quarter 2025: \$666,000

Comparable Properties

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.