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	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$380,000		&		\$400,000			
Median sale pi	rice							
Median price	\$666,000	Pro	operty Type	Unit			Suburb	Murrumbeena
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths 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



Indicative Selling Price \$380,000 - \$400,000

March quarter 2025: \$666,000

Median Unit Price





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.

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.

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