

# 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

103/128 Murrumbeena Road, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Murrumbeena

Period - From 07/06/2023 to 06/06/2024 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 | 113/25 Truganini Rd CARNEGIE 3163      | \$610,000 | 29/04/2024   |
| 2 | 101/41 Murrumbeena Rd MURRUMBEENA 3163 | \$600,000 | 12/04/2024   |
| 3 | 308/2 Morton Av CARNEGIE 3163          | \$588,000 | 24/03/2024   |

**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:

07/06/2024 13:33

103/128 Murrumbeena Road, Murrumbeena Vic 3163

Jack Slater  
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**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
07/06/2023 - 06/06/2024: \$600,000

## Comparable Properties



**113/25 Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** Apartment



**101/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 12/04/2024  
**Property Type:** Apartment



**308/2 Morton Av CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$588,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2024  
**Property Type:** Apartment

Account - Slater & Levin



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