

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

105/17 RAILWAY PARADE MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

4/8 DUNOON STREET MURRUMBEENA VIC 3163	\$515,000	17-Sep-25
5/2 DUNOON STREET MURRUMBEENA VIC 3163	\$550,000	20-Oct-25
107/17 RAILWAY PARADE MURRUMBEENA VIC 3163	\$498,000	29-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 21 July 2026

	4/8 DUNOON STREET MURRUMBEENA VIC 3163  2  1  1 Distance 0.13km	Sold Price \$515,000 Sold Date 17-Sep-25
	5/2 DUNOON STREET MURRUMBEENA VIC 3163  2  1  1 Distance 0.16km	Sold Price \$550,000 Sold Date 20-Oct-25
	107/17 RAILWAY PARADE MURRUMBEENA VIC 3163  2  2  1 Distance 0km	Sold Price \$498,000 Sold Date 29-Jun-25

RS = Recent sale UN = Undisclosed Sale

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