

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

11 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,890,000

&

\$2,079,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Murrumbeena

Period - From 04/06/2025

to

03/06/2026

Source Property Data

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	2/2 Peak St MALVERN EAST 3145	\$1,950,000	05/03/2026
2	24 Hotham St HUGHESDALE 3166	\$2,150,000	01/03/2026
3	22 Millewa Av MALVERN EAST 3145	\$2,007,000	26/02/2026

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:

04/06/2026 10:17



 4  3  2

Property Type: House (Res)

Land Size: 381 sqm approx

Agent Comments

Comparable Properties



2/2 Peak St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,950,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 362 sqm approx



24 Hotham St HUGHESDALE 3166 (REI/VG)

Agent Comments

 5  4  2

Price: \$2,150,000

Method: Auction Sale

Date: 01/03/2026

Property Type: House (Res)

Land Size: 544 sqm approx



22 Millewa Av MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,007,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 349 sqm approx