

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 1238 Dandenong 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) (\*Delete single price or range as applicable)

Range between \$1,800,000 & \$1,950,000

## Median sale price

Median price \$1,695,000 Property type House Suburb Murrumbeena

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

**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. 76 Kangaroo Road, Murrumbeena VIC 3163	\$2,070,000	22/06/2023
2. 54 Boston Avenue, Malvern East VIC 3145	\$1,930,000	10/08/2023
3. 11 Innellan Road, Murrumbeena VIC 3163	\$1,840,000	08/09/2023

This Statement of Information was prepared on: 09/11/2023