

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

1296 Dandenong Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Murrumbeena

Period - From

15/07/2025

to

14/07/2026

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	271 Poath Rd MURRUMBEENA 3163	\$1,200,000	27/06/2026
2	18 Gabriel Av MALVERN EAST 3145	\$1,050,000	02/05/2026
3	16 Rae St CHADSTONE 3148	\$1,115,000	21/03/2026

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:

15/07/2026 22:57



Property Type: House (Previously

Occupied - Detached)

Land Size: 609 sqm approx

[Agent Comments](#)

Comparable Properties



271 Poath Rd MURRUMBEENA 3163 (REI)

[Agent Comments](#)



Price: \$1,200,000

Method: Private Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 571 sqm approx



18 Gabriel Av MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)



Price: \$1,050,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 519 sqm approx



16 Rae St CHADSTONE 3148 (REI/VG)

[Agent Comments](#)



Price: \$1,115,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 566 sqm approx