

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

13/2-4 William Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$566,500

Property Type Unit

Suburb Murrumbeena

Period - From 01/04/2025

to 31/03/2026

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	303/77 Poath Rd MURRUMBEENA 3163	\$480,000	05/05/2026
2	5/405 Neerim Rd CARNEGIE 3163	\$477,500	13/03/2026
3			

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:

30/06/2026 12:46



 2  1  1

Property Type: Apartment

Comparable Properties



303/77 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



5/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$477,500

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment

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.