

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 Swan Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,671,000

Property Type

House

Suburb

Murrumbeena

Period - From

28/09/2025

to

27/09/2026

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	240 Koornang Rd CARNEGIE 3163	\$1,510,000	17/09/2026
2	364 Koornang Rd CARNEGIE 3163	\$1,550,000	21/05/2026
3	29 Gerald St MURRUMBEENA 3163	\$1,400,000	11/04/2026

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:

28/09/2026 13:25



2 1 2

Rooms: 4
Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
28/09/2025 - 27/09/2026: \$1,671,000

Comparable Properties



240 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,510,000
Method: Sold Before Auction
Date: 17/09/2026
Property Type: House (Res)
Land Size: 858 sqm approx



364 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

4 4 3

Price: \$1,550,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 627 sqm approx



29 Gerald St MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 557 sqm approx

Account - Slater & Levin



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