

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

14 Adams Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,716,000

Property Type House

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	15 Wimmera St ORMOND 3204	\$1,840,000	14/03/2026
2	4 Walden Gr CARNEGIE 3163	\$1,824,000	28/11/2025
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:

20/04/2026 15:34

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2026: \$1,716,000



4 2 2

Property Type: House

Comparable Properties



15 Wimmera St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$1,840,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 568 sqm approx



4 Walden Gr CARNEGIE 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,824,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 574 sqm approx

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.