

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 Wahroonga Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Murrumbeena

Period - From 01/10/2025

to 31/12/2025

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	47 Nirvana Av MALVERN EAST 3145	\$2,850,000	22/12/2025
2	25 Karnak Rd ASHBURTON 3147	\$2,781,000	22/11/2025
3	42 Bowen St HUGHESDALE 3166	\$2,680,000	15/11/2025

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:

12/03/2026 15:37

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Indicative Selling Price

\$2,650,000 - \$2,850,000

Median House Price

December quarter 2025: \$1,720,000



5 2 2

Property Type: House

Comparable Properties

47 Nirvana Av MALVERN EAST 3145 (VG)

Agent Comments

4 - -

Price: \$2,850,000

Method: Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 660 sqm approx



25 Karnak Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$2,781,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 696 sqm approx



42 Bowen St HUGHESDALE 3166 (REI/VG)

Agent Comments

4 2 2

Price: \$2,680,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 669 sqm approx