

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	18/190 Murrumbeena Road, Murrumbeena Vic 3163
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Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$480,000	Property Type	Unit	Suburb	Murrumbeena
Period - From	15/06/2025	to	14/06/2026	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	5/16 Adelaide St MURRUMBEENA 3163	\$500,000	27/05/2026
2	7/13 Emily St CARNEGIE 3163	\$490,500	13/05/2026
3	6/21 Adelaide St MURRUMBEENA 3163	\$504,000	18/04/2026

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: 15/06/2026 11:06



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

15/06/2025 - 14/06/2026: \$480,000

Comparable Properties



5/16 Adelaide St MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: Apartment



7/13 Emily St CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$490,500
Method: Auction Sale
Date: 13/05/2026
Property Type: Apartment



6/21 Adelaide St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$504,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300