

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

2/5 GERALD STREET MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,230,000

&

\$1,353,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

Suburb

Murrumbeena

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

1/11 RIGBY AVENUE CARNEGIE VIC 3163	\$1,310,000	21-Aug-26
23A OAKDENE CRESCENT CARNEGIE VIC 3163	\$1,350,000	23-Jul-26
2/3 PACKER STREET MURRUMBEENA VIC 3163	\$1,265,000	16-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 23 September 2026



1/11 RIGBY AVENUE CARNEGIE VIC 3163

Sold Price

^{RS} **\$1,310,000** ^{UN}

Sold Date

21-Aug-26



4



3



2

Distance

1.52km



**23A OAKDENE CRESCENT
CARNEGIE VIC 3163**

Sold Price

^{RS} **\$1,350,000**

Sold Date

23-Jul-26



4



2



1

Distance

0.85km



**2/3 PACKER STREET
MURRUMBEENA VIC 3163**

Sold Price

\$1,265,000

Sold Date

16-Jul-26



4



2



-

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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