

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

2/76 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

20/04/2025

to

19/04/2026

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	2/58 Hobart Rd MURRUMBEENA 3163	\$800,000	28/03/2026
2	3/15 Kangaroo Rd MURRUMBEENA 3163	\$830,000	31/01/2026
3	2/45 Hobart Rd MURRUMBEENA 3163	\$736,000	25/10/2025

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:

20/04/2026 16:53



2
 1
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Rooms: 4
Property Type: Apartment

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

20/04/2025 - 19/04/2026: \$512,500

Comparable Properties



2/58 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

2
 1
 1

Price: \$800,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit



3/15 Kangaroo Rd MURRUMBEENA 3163 (VG)

Agent Comments

2
 -
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Price: \$830,000
Method: Sale
Date: 31/01/2026
Property Type: Flat/Unit/Apartment (Res)



2/45 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

2
 1
 1

Price: \$736,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200