

# 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 First Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,706,000 Property Type House Suburb Murrumbeena

Period - From 17/03/2025 to 16/03/2026 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	55 Leila Rd ORMOND 3204	\$1,205,000	21/02/2026
2	8 Yendon Rd CARNEGIE 3163	\$1,375,000	21/02/2026
3	74 Oakleigh Rd CARNEGIE 3163	\$1,300,000	05/12/2025

**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: 17/03/2026 08:06



 3  2  3

**Property Type:** House  
**Land Size:** 333 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
17/03/2025 - 16/03/2026: \$1,706,000

## Comparable Properties



55 Leila Rd ORMOND 3204 (REI)

[Agent Comments](#)

 2  2  2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 485 sqm approx



8 Yendon Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 21/02/2026  
**Property Type:** House



74 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 3  2  2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House (Res)

Account - Slater & Levin



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