

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 Second Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,725,000

&

\$1,850,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2026

to

30/06/2026

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	7 Westgate St OAKLEIGH 3166	\$1,770,000	25/06/2026
2	89 Morgan St CARNEGIE 3163	\$1,895,000	13/06/2026
3	7 Newman Av CARNEGIE 3163	\$1,877,000	11/06/2026

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:

26/08/2026 09:39



4 2 1

Property Type: House

Comparable Properties



7 Westgate St OAKLEIGH 3166 (REI)

Agent Comments

4 2 2

Price: \$1,770,000

Method: Private Sale

Date: 25/06/2026

Property Type: House (Res)

Land Size: 543 sqm approx



89 Morgan St CARNEGIE 3163 (REI/VG)

Agent Comments

5 3 2

Price: \$1,895,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 643 sqm approx



7 Newman Av CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,877,000

Method: Sold Before Auction

Date: 11/06/2026

Property Type: House (Res)

Land Size: 491 sqm approx