

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

20 Wahroonga Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,716,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2025

to

31/03/2026

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	50 Alma St MALVERN EAST 3145	\$1,720,000	30/05/2026
2	18a Carlisle Cr HUGHESDALE 3166	\$1,690,000	16/05/2026
3	68 Rosanna St CARNEGIE 3163	\$1,750,000	10/04/2026

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:

10/06/2026 17:12



4
 2
 2

Property Type: House

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2026: \$1,716,000

Comparable Properties



50 Alma St MALVERN EAST 3145 (REI)

Agent Comments

3
 1
 3

Price: \$1,720,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 557 sqm approx



18a Carlisle Cr HUGHESDALE 3166 (REI)

Agent Comments

4
 2
 2

Price: \$1,690,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



68 Rosanna St CARNEGIE 3163 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: House (Res)

Land Size: 816 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604