

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

207/119 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/07/2025

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	308/276 Neerim Rd CARNEGIE 3163	\$565,000	24/06/2026
2	104/93 Warrigal Rd HUGHESDALE 3166	\$570,000	10/06/2026
3	104/86 Truganini Rd CARNEGIE 3163	\$570,000	21/05/2026

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:

28/07/2026 10:34



2 1 1

Property Type: Apartment

Comparable Properties



308/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 24/06/2026

Property Type: Apartment



104/93 Warrigal Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 10/06/2026

Property Type: Apartment



104/86 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 2

Price: \$570,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment