

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

214 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,525,000

&

\$1,575,000

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	3 Katrina Av MURRUMBEENA 3163	\$1,650,000	29/08/2026
2	31 Rosella St MURRUMBEENA 3163	\$1,650,000	14/05/2026
3	10 Victory St MURRUMBEENA 3163	\$1,550,000	08/05/2026

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:

29/09/2026 12:05



3 1 6

Property Type: House

Indicative Selling Price

\$1,525,000 - \$1,575,000

Median House Price

June quarter 2026: \$1,715,000

Comparable Properties



3 Katrina Av MURRUMBEENA 3163 (REI)

4 1 2

Agent Comments

Price: \$1,650,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 664 sqm approx



31 Rosella St MURRUMBEENA 3163 (REI)

4 2 2

Agent Comments

Price: \$1,650,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 802 sqm approx



10 Victory St MURRUMBEENA 3163 (REI)

4 2 3

Agent Comments

Price: \$1,550,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 519 sqm approx