

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

25 Margaretta Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,377,000

Property Type

Townhouse

Suburb

Murrumbeena

Period - From

11/05/2025

to

10/05/2026

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	2/58 Moylan St BENTLEIGH EAST 3165	\$1,200,000	13/03/2026
2	1/14 Barrington St BENTLEIGH EAST 3165	\$1,170,000	14/02/2026
3	2/1 Libna St CARNEGIE 3163	\$1,250,000	13/12/2025

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:

11/05/2026 16:12



3 1 2

Rooms: 3
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
11/05/2025 - 10/05/2026: \$1,377,000

Comparable Properties



2/58 Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Villa



1/14 Barrington St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)
Land Size: 211 sqm approx



2/1 Libna St CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 1

Price: \$1,250,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 316 sqm approx

Account - Slater & Levin



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