

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

26 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,665,000

Property Type House

Suburb Murrumbeena

Period - From 25/05/2025

to

24/05/2026

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	11 Churchill CI MURRUMBEENA 3163	\$1,300,000	18/04/2026
2	22a Carrum St MALVERN EAST 3145	\$1,310,000	25/03/2026
3			

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:

25/05/2026 15:31

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Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
25/05/2025 - 24/05/2026: \$1,665,000

Comparable Properties



11 Churchill CI MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)



22a Carrum St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 306 sqm approx

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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