

# 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

26a Kinlock Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,275,000 & \$1,375,000

### Median sale price

Median price \$1,670,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2023 to 31/12/2023 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	7a Maude St MURRUMBEENA 3163	\$1,325,000	09/12/2023
2	6B Rosella St MURRUMBEENA 3163	\$1,320,000	12/01/2024
3	814b Centre Rd BENTLEIGH EAST 3165	\$1,250,000	12/12/2023

**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:

25/01/2024 09:23



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,275,000 - \$1,375,000  
**Median House Price**  
December quarter 2023: \$1,670,000

## Comparable Properties



**7a Maude St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)



**6B Rosella St MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** Townhouse (Single)



**814b Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** Townhouse (Res)

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