

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 2a Belvoir Court, Murrumbeena VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$1,300,000 & \$1,430,000

## Median sale price

Median price \$1,624,444 Property type House Suburb Murrumbeena

Period - From 01/10/2022 to 30/09/2023 Source REIV

## Comparable property sales

**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. 5b Kurrajong Street, Bentleigh East VIC 3165	\$1,420,000	13/10/2023
2. 44A Goodrich Street, Bentleigh East VIC 3165	\$1,400,000	09/08/2023
3. 3/27 Gerald Street, Murrumbeena VIC 3163	\$1,330,000	29/07/2023

This Statement of Information was prepared on: 31/10/2023