

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

3/8 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

Murrumbeena

Period - From

01/07/2025

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	2/95 Oakleigh Rd CARNEGIE 3163	\$802,000	30/05/2026
2	2/300 Koornang Rd CARNEGIE 3163	\$800,000	26/05/2026
3	2/49 Murrumbeena Rd MURRUMBEENA 3163	\$815,000	27/04/2026

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:

07/07/2026 10:09



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Property Type: Unit

Comparable Properties



2/95 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$802,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit



2/300 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$800,000

Method: Private Sale

Date: 26/05/2026

Property Type: Unit

2/49 Murrumbeena Rd MURRUMBEENA 3163 (VG)

Agent Comments

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Price: \$815,000

Method: Sale

Date: 27/04/2026

Property Type: Flat/Unit/Apartment (Res)