

# 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 Second 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

\$2,150,000

&

\$2,350,000

### Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2026

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 | 535 Neerim Rd MURRUMBEENA 3163   | \$2,390,000 | 29/08/2026   |
| 2 | 14 Wahroonga Rd MURRUMBEENA 3163 | \$2,400,000 | 07/05/2026   |
| 3 | 6 Coling Av CARNEGIE 3163        | \$2,115,000 | 02/05/2026   |

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:

01/09/2026 09:12



4 3 4

Property Type: House

**Indicative Selling Price**  
\$2,150,000 - \$2,350,000  
**Median House Price**  
June quarter 2026: \$1,715,000

## Comparable Properties



535 Neerim Rd MURRUMBEENA 3163 (REI)

4 2 4

Agent Comments

**Price:** \$2,390,000  
**Method:** Auction Sale  
**Date:** 29/08/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx



14 Wahroonga Rd MURRUMBEENA 3163 (REI/VG)

5 2 2

Agent Comments

**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 07/05/2026  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx



6 Coling Av CARNEGIE 3163 (REI/VG)

4 2 3

Agent Comments

**Price:** \$2,115,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx