

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

327 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,487,500

Property Type

Townhouse

Suburb

Murrumbeena

Period - From

17/08/2025

to

16/08/2026

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	3/1026 North Rd BENTLEIGH EAST 3165	\$1,210,000	19/07/2026
2	1/36 Darling St HUGHESDALE 3166	\$1,215,000	09/05/2026
3	11 Churchill CI MURRUMBEENA 3163	\$1,300,000	18/04/2026

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:

17/08/2026 08:21

327 Murrumbeena Road, Murrumbeena Vic 3163

Jack Slater
0430 283 724
jack@slaterlevin.com.au



3 2 2

Rooms: 5
Property Type: Townhouse
Land Size: 3202 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
17/08/2025 - 16/08/2026: \$1,487,500

Comparable Properties



3/1026 North Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Private Sale
Date: 19/07/2026
Property Type: Townhouse (Res)



1/36 Darling St HUGHESDALE 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$1,215,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit



11 Churchill CI MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 3

Price: \$1,300,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 301 sqm approx

Account - Slater & Levin



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