

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

36 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,716,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2025

to 31/03/2026

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	14 Adams St MURRUMBEENA 3163	\$1,780,000	21/05/2026
2	1413 Dandenong Rd MALVERN EAST 3145	\$1,688,000	15/05/2026
3	10 Victory St MURRUMBEENA 3163	\$1,550,000	08/05/2026

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:

01/07/2026 12:45



4 2 2

Property Type: House

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
Year ending March 2026: \$1,716,000

Comparable Properties



14 Adams St MURRUMBEENA 3163 (REI)

Agent Comments

4 2 2

Price: \$1,780,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 621 sqm approx



1413 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

5 2 4

Price: \$1,688,000
Method: Private Sale
Date: 15/05/2026
Property Type: House (Res)



10 Victory St MURRUMBEENA 3163 (REI)

Agent Comments

4 2 3

Price: \$1,550,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 519 sqm approx

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