

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

3b Packer Street, 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 \$1,317,000

Property Type Townhouse

Suburb Murrumbeena

Period - From 03/07/2025

to

02/07/2026

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	1/36 Darling St HUGHESDALE 3166	\$1,215,000	09/05/2026
2	1/208 Koornang Rd CARNEGIE 3163	\$1,265,000	20/03/2026
3	1/24 Shepparson Av CARNEGIE 3163	\$1,190,000	15/03/2026

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:

03/07/2026 12:55

3b Packer Street, Murrumbeena Vic 3163

Ari Levin
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4 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
03/07/2025 - 02/07/2026: \$1,317,000

Comparable Properties



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



1/208 Koornang Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,265,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)



1/24 Shepparson Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 15/03/2026
Property Type: Townhouse (Res)

Account - Slater & Levin



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