

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

4/57 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,400,000

Property Type Townhouse

Suburb Murrumbeena

Period - From 29/09/2025

to

28/09/2026

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	2/10 Anzac St CARNEGIE 3163	\$1,080,000	25/07/2026
2	1/32 Dunoon St MURRUMBEENA 3163	\$1,150,000	17/07/2026
3	5/45 Kokaribb Rd CARNEGIE 3163	\$1,098,000	17/06/2026

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:

29/09/2026 13:24

4/57 Poath Road, Murrumbeena Vic 3163

Ari Levin
0407 412 142
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 3  2  2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
29/09/2025 - 28/09/2026: \$1,400,000

Comparable Properties



2/10 Anzac St CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Townhouse (Res)



1/32 Dunoon St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: Townhouse (Res)



5/45 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments

 2  2  2

Price: \$1,098,000
Method: Private Sale
Date: 17/06/2026
Property Type: Townhouse (Single)
Land Size: 273 sqm approx

Account - Slater & Levin



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