

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

4/9 Railway Parade, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price

\$528,000

Property Type

Unit

Suburb

Murrumbeena

Period - From

18/03/2025

to

17/03/2026

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	7/128 Murrumbeena Rd MURRUMBEENA 3163	\$736,000	24/02/2026
2	3/9 Railway Pde MURRUMBEENA 3163	\$640,000	29/01/2026
3	2/9 Railway Pde MURRUMBEENA 3163	\$647,500	04/12/2025

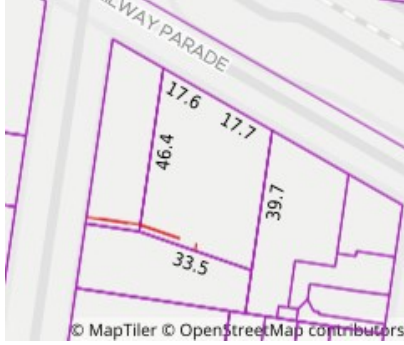
OR

~~**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:

18/03/2026 14:13

4/9 Railway Parade, Murrumbeena Vic 3163



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1417 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
18/03/2025 - 17/03/2026: \$528,000

Comparable Properties



7/128 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$736,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: Apartment



3/9 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 29/01/2026
Property Type: Apartment



2/9 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$647,500
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Account - Buxton



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