

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

49 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,900,000

&

\$1,990,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2026

to

30/06/2026

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	52 Paloma St BENTLEIGH EAST 3165	\$2,000,000	26/03/2026
2	78b Lyons St CARNEGIE 3163	\$1,935,000	14/03/2026
3	17 Ardyne St MURRUMBEENA 3163	\$1,950,000	26/02/2026

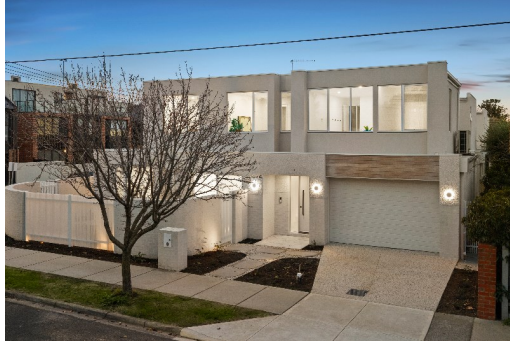
OR

~~**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:

22/07/2026 17:35

49 Kangaroo Road, Murrumbeena Vic 3163



5 3 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,900,000 - \$1,990,000

Median House Price

June quarter 2026: \$1,715,000

Comparable Properties



52 Paloma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$2,000,000

Method: Auction Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 558 sqm approx



78b Lyons St CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,935,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



17 Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 2 1

Price: \$1,950,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Buxton



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