

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

5/2 Adelaide Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$610,000

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	8/38 Rosella St MURRUMBEENA 3163	\$635,000	14/05/2026
2	1/2 Adelaide St MURRUMBEENA 3163	\$620,000	18/04/2026
3	1/22 Fisher St MALVERN EAST 3145	\$660,000	14/01/2026

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:

01/06/2026 21:45

5/2 Adelaide Street, Murrumbeena Vic 3163

Paige Heavyside
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Indicative Selling Price
\$610,000

Median House Price

Year ending March 2026: \$1,716,000



 3  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/38 Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  1

Price: \$635,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Apartment



1/2 Adelaide St MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  2

Price: \$620,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



1/22 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  1  1

Price: \$660,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment

Account - Heavyside



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