

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

5/24 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$566,500

Property Type Unit

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	2/24 Bowen St HUGHESDALE 3166	\$705,000	16/06/2026
2	2/23 Swindon Rd HUGHESDALE 3166	\$688,000	30/05/2026
3	2/109 Murrumbeena Rd MURRUMBEENA 3163	\$655,000	23/05/2026

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:

01/07/2026 17:27



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending March 2026: \$566,500

Comparable Properties



2/24 Bowen St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$705,000
Method: Sold Before Auction
Date: 16/06/2026
Property Type: Unit



2/23 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$688,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



2/109 Murrumbene Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit