

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

539 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,567,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/01/2026

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 First Av MURRUMBEENA 3163	\$1,410,000	11/04/2026
2	29 Gerald St MURRUMBEENA 3163	\$1,400,000	11/04/2026
3	267 Poath Rd MURRUMBEENA 3163	\$1,435,000	23/03/2026

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:

05/06/2026 17:10

539 Neerim Road, Murrumbreena Vic 3163



3

Property Type: House (Res)
Land Size: 386 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2026: \$1,567,500

Comparable Properties



2 First Av MURRUMBEENA 3163 (REI)

Agent Comments

3 2 3

Price: \$1,410,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 333 sqm approx



29 Gerald St MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 557 sqm approx



267 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 3

Price: \$1,435,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Slater & Levin



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