

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

7/1A FIRST AVENUE MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,250

Property type

Unit

Suburb

Murrumbeena

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

7/167 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$340,000	14-Mar-26
6/245 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$332,800	21-Mar-26
5/30 MOONYA ROAD CARNEGIE VIC 3163	\$350,000	30-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 19 May 2026



7/167 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

 1
  1
  1

Sold Price **\$340,000** Sold Date **14-Mar-26**

Distance **0.25km**



6/245 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

 1
  1
  1

Sold Price **\$332,800** Sold Date **21-Mar-26**

Distance **0.53km**



5/30 MOONYA ROAD CARNEGIE VIC 3163

 1
  1
  1

Sold Price **\$350,000** Sold Date **30-Jan-26**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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