

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Muxworthy Avenue, Herne Hill VIC 3218

Indicative selling price

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

Range between

\$880,000

&

\$930,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Herne Hill

Period - From

30/09/2025

to

29/03/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Toyne Avenue Hamlyn Heights VIC 3215	\$920,000	09/03/2026
315 Church Street, Herne Hill, Vic 3218	\$910,000	14/11/2025
128 McCurdy Road, Herne Hill, Vic 3218	\$910,000	22/10/2025

This Statement of Information was prepared on:

30/03/2026