

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange striped canopy is set up on a paved patio. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

# Statement of information

72 DALNY ROAD, MURRUMBEENA, VIC 3163  
PREPARED BY JOHN PANTELIO, RAY WHITE BENTLEIGH & CARNEGIE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



72 DALNY ROAD, MURRUMBEENA, VIC

4
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$1,400,000 to \$1,500,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

## MEDIAN SALE PRICE



MURRUMBEENA, VIC, 3163

Suburb Median Sale Price (House)

**\$1,620,000**

01 April 2024 to 31 March 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



26 DORIS ST, MURRUMBEENA, VIC 3163

3
 1
 3

Sale Price

**\$1,401,000**

Sale Date: 15/02/2025

Distance from Property: 223m



27 STRATFORD AVE, BENTLEIGH EAST, VIC

3
 1
 2

Sale Price

**\*\$1,450,500**

Sale Date: 28/03/2025

Distance from Property: 1.8km



43 MCLAURIN RD, CARNEGIE, VIC 3163

3
 1
 2

Sale Price

**\*\$1,465,000**

Sale Date: 08/03/2025

Distance from Property: 1.5km



This report has been compiled on 03/06/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

72 DALNY ROAD, MURRUMBEENA, VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,400,000 to \$1,500,000

### Median sale price

Median price

\$1,620,000

Property type

House

Suburb

MURRUMBEENA

Period

01 April 2024 to 31 March 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

|  |              |            |
|--|--------------|------------|
| 26 DORIS ST, MURRUMBEENA, VIC 3163         | \$1,401,000  | 15/02/2025 |
| 27 STRATFORD AVE, BENTLEIGH EAST, VIC 3165 | *\$1,450,500 | 28/03/2025 |
| 43 MCLAURIN RD, CARNEGIE, VIC 3163         | *\$1,465,000 | 08/03/2025 |

This Statement of Information was prepared on:

03/06/2025