

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

7b Thaxted Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,716,000 Property Type House 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	44a Truganini Rd CARNEGIE 3163	\$1,670,000	14/05/2026
2	9A Margaretta Av MURRUMBEENA 3163	\$1,680,000	24/04/2026
3	14a Katrina Av MURRUMBEENA 3163	\$1,750,000	20/03/2026

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:

26/05/2026 11:39

7b Thaxted Road, Murrumbeena Vic 3163

Ari Levin
0407 412 142
ari@slaterlevin.com.au



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending March 2026: \$1,716,000

Comparable Properties



44a Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,670,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Townhouse (Res)

Land Size: 319 sqm approx



9A Margaretta Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,680,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



14a Katrina Av MURRUMBEENA 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,750,000

Method: Private Sale

Date: 20/03/2026

Property Type: Townhouse (Single)

Account - Slater & Levin



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