

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

1/5 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,660,000

&

\$1,760,000

Median sale price

Median price

\$1,317,000

Property Type

Townhouse

Suburb

Murrumbeena

Period - From

23/06/2025

to

22/06/2026

Source

Property Data

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	9A Margareta Av MURRUMBEENA 3163	\$1,680,000	24/04/2026
2	14a Katrina Av MURRUMBEENA 3163	\$1,750,000	20/03/2026
3	12b Second Av MURRUMBEENA 3163	\$1,740,000	19/02/2026

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:

23/06/2026 15:26



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,660,000 - \$1,760,000
Median Townhouse Price
23/06/2025 - 22/06/2026: \$1,317,000

Comparable Properties



9A Margaretta Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



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/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Single)



12b Second Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,740,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Townhouse (Res)
Land Size: 337 sqm approx