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	14a Katrina Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $1,720,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2025 to 31/12/2025 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	18b Poet Rd BENTLEIGH EAST 3165	$1,845,000	21/02/2026
2	12b Second Av MURRUMBEENA 3163	$1,740,000	19/02/2026
3			

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: 02/03/2026 10:04

14a Katrina Avenue, Murrumbeena Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
$1,795,000
Median House Price
December quarter 2025: $1,720,000

Comparable Properties



18b Poet Rd BENTLEIGH EAST 3165 (REI)

4 3 3

Price: $1,845,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Agent Comments



12b Second Av MURRUMBEENA 3163 (REI)

5 3 3

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

Agent Comments

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.

Account - Slater & Levin

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