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	303/77 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price $495,000

Median sale price

Median price $447,500 Property Type Unit Suburb Murrumbeena

Period - From 11/03/2025 to 10/03/2026 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	201/67b Poath Rd MURRUMBEENA 3163	$535,000	23/02/2026
2	206/276 Neerim Rd CARNEGIE 3163	$515,000	18/02/2026
3	105/95 Warrigal Rd HUGHESDALE 3166	$518,000	11/02/2026

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: 11/03/2026 11:55

303/77 Poath Road, Murrumbeena Vic 3163

Angus McPherson
9593 4500
0460 365 900
AngusMcPherson@jelliscraig.com.au



2 1 1

Property Type: Apartment

Indicative Selling Price
$495,000
Median Unit Price
11/03/2025 - 10/03/2026: $447,500

Comparable Properties



201/67b Poath Rd MURRUMBEENA 3163 (REI)

2 2 1

Price: $535,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Agent Comments



206/276 Neerim Rd CARNEGIE 3163 (REI)

2 2 1

Price: $515,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Apartment

Agent Comments



105/95 Warrigal Rd HUGHESDALE 3166 (REI)

2 2 1

Price: $518,000
Method: Auction Sale
Date: 11/02/2026
Property Type: Apartment

Agent Comments

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