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	203/119 Poath Road, Murrumbeena VIC 3163

Indicative selling price

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

Range between $590,000 & $620,000

Median sale price

Median price $737,250 Property Type Unit Suburb Murrumbeena

Period - From 10/08/2025 to 09/02/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1/5 Murrumbeena Road Murrumbeena VIC 3163	$628,000	06/11/2025
405/28 Swindon Road Hughesdale VIC 3166	$630,000	29/11/2025

This Statement of Information was prepared on: 10/02/2026