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	6/245 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $305,000 & $335,000

Median sale price

Median price $535,000 Property Type Unit Suburb Murrumbeena

Period - From 25/02/2025 to 24/02/2026 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	3/11 Murrumbeena Rd MURRUMBEENA 3163	$335,000	06/11/2025
2	15/163 Murrumbeena Rd MURRUMBEENA 3163	$322,000	26/09/2025
3	9/118 Murrumbeena Rd MURRUMBEENA 3163	$326,650	01/09/2025

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: 25/02/2026 10:14

6/245 Murrumbeena Road, Murrumbeena Vic 3163

JellisCraig

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1 1 1

Property Type: Apartment

Indicative Selling Price
$305,000 - $335,000
Median Unit Price
25/02/2025 - 24/02/2026: $535,000

Comparable Properties



3/11 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

1 1 1

Agent Comments

Price: $335,000
Method: Auction Sale
Date: 06/11/2025
Property Type: Apartment



15/163 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

1 1 1

Agent Comments

Price: $322,000
Method: Private Sale
Date: 26/09/2025
Property Type: Unit

9/118 Murrumbeena Rd MURRUMBEENA 3163 (VG)

1 - -

Agent Comments

Price: $326,650
Method: Sale
Date: 01/09/2025
Property Type: Strata Unit/Flat

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