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	38 Bute Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,375,000

Median sale price

Median price $1,716,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2025 to 31/03/2026 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	29 Gerald St MURRUMBEENA 3163	$1,400,000	11/04/2026
2	20 Victory St MURRUMBEENA 3163	$1,450,000	22/10/2025
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: 17/04/2026 12:09

38 Bute Street, Murrumbeena Vic 3163

JellisCraig

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2 1 1

Property Type: House

Indicative Selling Price
$1,375,000
Median House Price
Year ending March 2026: $1,716,000

Comparable Properties



29 Gerald St MURRUMBEENA 3163 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



20 Victory St MURRUMBEENA 3163 (REI/VG)

2 2 2

Price: $1,450,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 536 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.

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