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: 14 Wahroongaa Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $2,395,000 & $2,450,000

Median sale price

Median price $1,692,500 Property Type House Suburb Murrumbeena

Period - From 20/04/2025 to 19/04/2026 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	2063 Malvern Rd MALVERN EAST 3145	$2,400,000	27/10/2025
2			
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: 20/04/2026 09:47

14 Wahroongaa Road, Murrumbeena Vic 3163

JellisCraig



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Property Type: House

Indicative Selling Price
$2,395,000 - $2,450,000
Median House Price
20/04/2025 - 19/04/2026: $1,692,500

Comparable Properties



2063 Malvern Rd MALVERN EAST 3145 (VG)

4 - -

Price: $2,400,000
Method: Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 762 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 - Jellis Craig | P: 03 9593 4500

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