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	7/223 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Murrumbeena

Period - From 22/04/2025 to 21/04/2026 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	2/26 Ames Av CARNEGIE 3163	$935,000	16/04/2026
2	1/56 Coorigil Rd CARNEGIE 3163	$861,500	22/11/2025
3	1/89 Oakleigh Rd CARNEGIE 3163	$990,000	22/11/2025

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: 22/04/2026 15:28

7/223 Murrumbeena Road, Murrumbeena Vic 3163



3 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median Townhouse Price
22/04/2025 - 21/04/2026: $1,400,000

Comparable Properties



2/26 Ames Av CARNEGIE 3163 (REI)

3 2 1

Price: $935,000
Method: Private Sale
Date: 16/04/2026
Property Type: Townhouse (Single)

Agent Comments



1/56 Coorigil Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $861,500
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



1/89 Oakleigh Rd CARNEGIE 3163 (REI/VG)

3 1 2

Price: $990,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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