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	2/76 Ardyne Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $504,000 Property Type Unit Suburb Murrumbeena

Period - From 20/05/2025 to 19/05/2026 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	2/58 Hobart Rd MURRUMBEENA 3163	$800,000	28/03/2026
2	19/34 Maroo St HUGHESDALE 3166	$765,000	28/03/2026
3	1/41 Coorigil Rd CARNEGIE 3163	$735,000	09/03/2026

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: 20/05/2026 10:51

2/76 Ardyne Street, Murrumbeena Vic 3163

JellisCraig



2 1 1

Property Type: Unit

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
20/05/2025 - 19/05/2026: $504,000

Comparable Properties



2/58 Hobart Rd MURRUMBEENA 3163 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit

Agent Comments



19/34 Maroo St HUGHESDALE 3166 (REI)

2 1 1

Price: $765,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit

Agent Comments



1/41 Coorigil Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $735,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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