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	271 Poath Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,300,000

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	11 Churchill Cl MURRUMBEENA 3163	$1,300,000	18/04/2026
2	1436 Dandenong Rd OAKLEIGH 3166	$1,300,000	13/01/2026
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: 04/06/2026 09:45

271 Poath Road, Murrumbeena Vic 3163

JellisCraig



3 1 1

Property Type: House

Indicative Selling Price
$1,300,000
Median House Price
Year ending March 2026: $1,716,000

Comparable Properties



11 Churchill Cl MURRUMBEENA 3163 (REI)

3 2 3

Price: $1,300,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



1436 Dandenong Rd OAKLEIGH 3166 (VG)

4 - -

Price: $1,300,000
Method: Sale
Date: 13/01/2026
Property Type: Development Site (Res)
Land Size: 1000 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

REIV THE DIFFERENCE

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