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	41a Brett Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,639,000

Median sale price

Median price $1,354,000 Property Type Townhouse Suburb Murrumbeena

Period - From 18/06/2025 to 17/06/2026 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	9A Margaretta Av MURRUMBEENA 3163	$1,680,000	24/04/2026
2	14a Katrina Av MURRUMBEENA 3163	$1,750,000	20/03/2026
3	12b Second Av MURRUMBEENA 3163	$1,740,000	19/02/2026

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: 18/06/2026 10:51

41a Brett Street, Murrumbeena Vic 3163

Jack Slater
0430 283 724
jack@slaterlevin.com.au



4 3 2

Rooms: 7
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,639,000
Median Townhouse Price
18/06/2025 - 17/06/2026: $1,354,000

Comparable Properties



9A Margaretta Av MURRUMBEENA 3163 (REI/VG)

4 3 2

Price: $1,680,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments



14a Katrina Av MURRUMBEENA 3163 (REI/VG)

4 3 2

Price: $1,750,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Single)

Agent Comments



12b Second Av MURRUMBEENA 3163 (REI/VG)

5 3 3

Price: $1,740,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Townhouse (Res)
Land Size: 337 sqm approx

Agent Comments

Account - Slater & Levin

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