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	13/2-4 William Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price $440,000

Median sale price

Median price $512,500 Property Type Unit Suburb Murrumbeena

Period - From 01/07/2025 to 30/06/2026 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	1/1314 Dandenong Rd HUGHESDALE 3166	$480,000	30/06/2026
2	102/2 Morton Av CARNEGIE 3163	$445,000	12/06/2026
3	404/3 Morton Av CARNEGIE 3163	$450,000	06/05/2026

OR

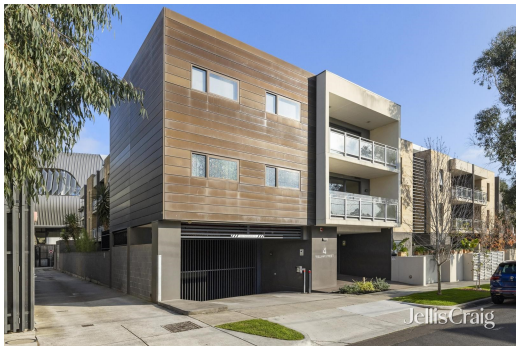
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/09/2026 09:29

13/2-4 William Street, Murrumbeena Vic 3163

JellisCraig

Myron Ching
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2 1 1

Property Type: Apartment

Indicative Selling Price
$440,000
Median Unit Price
Year ending June 2026: $512,500

Comparable Properties



1/1314 Dandenong Rd HUGHESDALE 3166 (REI/VG)

2 1 2

Price: $480,000
Method: Sold Before Auction
Date: 30/06/2026
Property Type: Apartment

Agent Comments



102/2 Morton Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $445,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment

Agent Comments



404/3 Morton Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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