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	36 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,709,000

Median sale price

Median price $1,715,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2026 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	20 Wahroongaa Rd MURRUMBEENA 3163	$1,660,000	15/07/2026
2	7 Westgate St OAKLEIGH 3166	$1,770,000	25/06/2026
3	13 Thomson Av MURRUMBEENA 3163	$1,820,000	13/06/2026

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: 27/07/2026 11:32

36 Gerald Street, Murrumbeena Vic 3163

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4 2 2

Property Type: House

Indicative Selling Price
$1,709,000
Median House Price
June quarter 2026: $1,715,000

Comparable Properties



20 Wahroongaa Rd MURRUMBEENA 3163 (REI)

4 2 2

Price: $1,660,000
Method: Private Sale
Date: 15/07/2026
Property Type: House
Land Size: 711 sqm approx

Agent Comments



7 Westgate St OAKLEIGH 3166 (REI)

4 2 2

Price: $1,770,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments



13 Thomson Av MURRUMBEENA 3163 (REI)

5 3 1

Price: $1,820,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)

Agent Comments

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