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	21 Packer Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $2,200,000 & $2,420,000

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	544 Neerim Rd MURRUMBEENA 3163	$2,610,000	03/06/2026
2	14 Wahroongaa Rd MURRUMBEENA 3163	$2,400,000	07/05/2026
3	16 Simmonds St HUGHESDALE 3166	$2,360,000	01/04/2026

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: 11/08/2026 09:27

21 Packer Street, Murrumbeena Vic 3163

Ari Levin
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5 2 2

Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,420,000
Median House Price
June quarter 2026: $1,715,000

Comparable Properties



544 Neerim Rd MURRUMBEENA 3163 (REI)

5 3 2

Price: $2,610,000
Method: Private Sale
Date: 03/06/2026
Property Type: House

Agent Comments



14 Wahroongaa Rd MURRUMBEENA 3163 (REI/VG)

5 2 2

Price: $2,400,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



16 Simmonds St HUGHESDALE 3166 (REI/VG)

6 4 4

Price: $2,360,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 581 sqm approx

Agent Comments

Account - Slater & Levin

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