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	2 Second Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,697,500 Property Type House 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	36 Gerald St MURRUMBEENA 3163	$1,680,000	29/07/2026
2	14 Adams St MURRUMBEENA 3163	$1,780,000	21/05/2026
3	18a Carlisle Cr HUGHESDALE 3166	$1,690,000	16/05/2026

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 09:44

2 Second Avenue, Murrumbeena Vic 3163

JellisCraig

Christian De Frece
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4 2 1

Property Type: House

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2026: $1,697,500

Comparable Properties



36 Gerald St MURRUMBEENA 3163 (REI)

4 2 2

Price: $1,680,000
Method: Private Sale
Date: 29/07/2026
Property Type: House

Agent Comments



14 Adams St MURRUMBEENA 3163 (REI/VG)

4 2 2

Price: $1,780,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments



18a Carlisle Cr HUGHESDALE 3166 (REI/VG)

4 2 2

Price: $1,690,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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