Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Boake Street, Murrumbeena

Indicative selling price

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

Single Price	$2,395,000

Median sale price

Median price	$1,700,000	Property type	House	Suburb	Murrumbeena
Period - From	15/04/2024	to	15/08/2024	Source	REIV

Comparable property sales

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 Huntingdale Court, Carnegie VIC 3163	$2,450,000	20/07/2024
2. 86 Neville Street, Carnegie VIC 3163	$2,392,500	01/06/2024
3. 34 Mimosa Road, Carnegie VIC 3163	$2,250,000	14/08/2024

This Statement of Information was prepared on: 17/05/2024