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	20b Adelaide Street, Murrumbeena VIC 3163

Indicative selling price

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

Single price	$1,750,000

Median sale price

Median price	$1,845,000	Property type	House	Suburb	Murrumbeena
Period - From	01/10/2024	to	31/12/2024	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. 54b Lyons St CARNEGIE	$1,735,000	15/02/2025
2. 24 Perth St MURRUMBEENA 3163	$1,845,000	29/11/2024
3. 5 Fellows St HUGHSDALE 3166	$1,752,000	16/11/2024

~~**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: 14/03/2025 09:56