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	3/27 Omama Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $595,000 Property Type Unit Suburb Murrumbeena

Period - From 06/09/2023 to 05/09/2024 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	1/33 Brett St MURRUMBEENA 3163	$945,000	03/08/2024
2	3/1 Crosbie Rd MURRUMBEENA 3163	$898,000	01/06/2024
3	3/119 Murrumbeena Rd MURRUMBEENA 3163	$875,000	04/05/2024

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: 06/09/2024 08:56

3/27 Omama Road, Murrumbeena Vic 3163

Cedric Newbond
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
06/09/2023 - 05/09/2024: $595,000

Comparable Properties



1/33 Brett St MURRUMBEENA 3163 (REI)

2 1 1

Price: $945,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Agent Comments



3/1 Crosbie Rd MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $898,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Agent Comments



3/119 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

2 1 2

Price: $875,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit

Agent Comments

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