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	1/12 Marma Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $600,000 Property Type Unit Suburb Murrumbeena

Period - From 01/04/2024 to 30/06/2024 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	27 Victory St MURRUMBEENA 3163	$1,020,000	05/07/2024
2	2/69 Coorigil Rd CARNEGIE 3163	$950,000	18/06/2024
3	1 Thaxted Rd MURRUMBEENA 3163	$972,000	27/04/2024

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: 18/09/2024 10:51

1/12 Marma Road, Murrumbeena Vic 3163

Robert de Freitas
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3 1 1

Property Type: Unit
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
June quarter 2024: $600,000

Comparable Properties



27 Victory St MURRUMBEENA 3163 (REI/VG)

3 1 1

Price: $1,020,000
Method: Private Sale
Date: 05/07/2024
Property Type: Unit

Agent Comments



2/69 Coorigil Rd CARNEGIE 3163 (REI/VG)

3 1 2

Price: $950,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit

Agent Comments



1 Thaxted Rd MURRUMBEENA 3163 (REI/VG)

3 2 1

Price: $972,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments

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