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	24 Perth Street, Murrumbeena VIC 3163

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,685,000 Property type House Suburb Murrumbeena

Period - From 01/10/2023 to 30/09/2024 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. 85 Alma Street, Malvern East VIC 3145	$1,780,000	21/09/2024
2. 25 Morgan Street, Carnegie VIC 3163	$1,715,000	22/06/2024
3. 6 Packer Street, Murrumbeena VIC 3163	$1,780,000	20/06/2024

This Statement of Information was prepared on: 11.11.2024