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	12 Wallace Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between $2,600,000 & $2,800,000

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 (*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	46 Emily St CARNEGIE 3163	$2,640,000	05/10/2024
2	340 Mckinnon Rd BENTLEIGH EAST 3165	$2,675,000	01/06/2024
3	514a Neerim Rd MURRUMBEENA 3163	$2,400,000	31/05/2024

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: 04/11/2024 14:37

12 Wallace Avenue, Murrumbeena Vic 3163

Nick Renna
9573 6100
0411 551 190
nickrenna@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending September 2024: $1,685,000

Comparable Properties



46 Emily St CARNEGIE 3163 (REI)

4 4 2

Price: $2,640,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 625 sqm approx

Agent Comments



340 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)

5 3 3

Price: $2,675,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



514a Neerim Rd MURRUMBEENA 3163 (REI)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 838 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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