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	5/33 Howe Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,321,500 Property Type Townhouse Suburb Murrumbeena

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	2/7 Gerald St MURRUMBEENA 3163	$1,230,000	03/12/2024
2	5 Arcadia Av MALVERN EAST 3145	$1,141,800	28/11/2024
3	6 Walden Gr CARNEGIE 3163	$1,210,000	11/11/2024

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: 03/02/2025 11:10

5/33 Howe Street, Murrumbeena Vic 3163



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
03/02/2024 - 02/02/2025: $1,321,500

Comparable Properties



2/7 Gerald St MURRUMBEENA 3163 (REI/VG)

4 2 2

Price: $1,230,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)

Agent Comments



5 Arcadia Av MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,141,800
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments



6 Walden Gr CARNEGIE 3163 (REI/VG)

3 1 2

Price: $1,210,000
Method: Private Sale
Date: 11/11/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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