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	50b Dalny Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,845,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2024 to 31/12/2024 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	18b Patterson St CARNEGIE 3163	$2,000,000	31/01/2025
2	47 Dalny Rd MURRUMBEENA 3163	$1,850,000	11/12/2024
3	151a Oakleigh Rd CARNEGIE 3163	$1,980,000	09/10/2024

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: 11/03/2025 14:46

50b Dalny Road, Murrumbeena Vic 3163

Kon Galitos
9593 4500
0414 902 680
kongalitos



5 2 2

Property Type: Townhouse

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
December quarter 2024: $1,845,000

Comparable Properties

18b Patterson St CARNEGIE 3163 (REI)

4 3 2

Price: $2,000,000
Method:
Date: 31/01/2025
Property Type: Townhouse (Single)

Agent Comments



47 Dalny Rd MURRUMBEENA 3163 (REI/VG)

4 3 2

Price: $1,850,000
Method: Private Sale
Date: 11/12/2024
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments



151a Oakleigh Rd CARNEGIE 3163 (REI/VG)

4 3 1

Price: $1,980,000
Method: Private Sale
Date: 09/10/2024
Property Type: Townhouse (Res)
Land Size: 343 sqm approx

Agent Comments

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