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	17b Murrumbeena Crescent, 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 $1,592,500 Property Type House Suburb Murrumbeena

Period - From 01/04/2024 to 31/03/2025 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	73a Moylan St BENTLEIGH EAST 3165	$1,990,000	14/06/2025
2	60b Ardyne St MURRUMBEENA 3163	$1,950,000	05/04/2025
3	40a Garfield Av ORMOND 3204	$1,830,000	15/01/2025

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: 17/06/2025 12:00

17b Murrumbeena Crescent, Murrumbeena Vic 3163

Andrew Panagopoulos
9573 6100
0412 054 970
andrewpanagopoulos@jelliscraig.com.au



5 4 3

Property Type: Townhouse

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending March 2025: $1,592,500

Comparable Properties



73a Moylan St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,990,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



60b Ardyne St MURRUMBEENA 3163 (REI)

5 4 2

Price: $1,950,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 456 sqm approx

Agent Comments



40a Garfield Av ORMOND 3204 (REI/VG)

4 2 2

Price: $1,830,000
Method: Private Sale
Date: 15/01/2025
Property Type: Townhouse (Single)
Land Size: 310 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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