Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/2-4 Murphy Avenue, Herne Hill VIC 3218

Indicative selling price

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

Range between $290,000 & $310,000

Median sale price

Median price $347,500 Property Type Unit Suburb Herne Hill

Period - From 07/10/2024 to 06/04/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/20 Heytesbury Street Herne Hill VIC	$305,000	25/11/2024
4/29 Knight Avenue Herne Hill VIC	$297,500	25/02/2025
2/2-4 Murphy Avenue Herne Hill VIC	$295,000	13/02/2025

This Statement of Information was prepared on: 07/04/2025