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	4/17 Rosella Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $950,000 & $1,025,000

Median sale price

Median price $666,000 Property Type Unit Suburb Murrumbeena

Period - From 01/01/2025 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	5/33 Howe St MURRUMBEENA 3163	$1,077,500	01/03/2025
2	2/759 North Rd MURRUMBEENA 3163	$1,000,000	09/12/2024
3	1/14 Arawatta St CARNEGIE 3163	$970,000	09/11/2024

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: 23/04/2025 10:41

4/17 Rosella Street, Murrumbeena Vic 3163

Andrew Panagopoulos
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3 2 1

Property Type: Townhouse

Indicative Selling Price
$950,000 - $1,025,000
Median Unit Price
March quarter 2025: $666,000

Comparable Properties



5/33 Howe St MURRUMBEENA 3163 (REI/VG)

3 2 2

Price: $1,077,500
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/759 North Rd MURRUMBEENA 3163 (VG)

3 - -

Price: $1,000,000
Method: Sale
Date: 09/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/14 Arawatta St CARNEGIE 3163 (REI/VG)

3 2 1

Price: $970,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

Agent Comments

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