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	6 Lindsay Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between $2,800,000 & $3,050,000

Median sale price

Median price $1,401,000 Property Type House 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	6 Perth St MURRUMBEENA 3163	$2,886,000	15/03/2025
2	12 Nirvana Av MALVERN EAST 3145	$2,975,000	14/03/2025
3	532 Neerim Rd MURRUMBEENA 3163	$3,000,000	20/11/2024

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: 29/04/2025 13:46

6 Lindsay Avenue, Murrumbeena Vic 3163

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5 4 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,800,000 - $3,050,000
Median House Price
March quarter 2025: $1,401,000

Comparable Properties



6 Perth St MURRUMBEENA 3163 (REI)

5 3 4

Price: $2,886,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments



12 Nirvana Av MALVERN EAST 3145 (REI)

4 3 4

Price: $2,975,000
Method: Private Sale
Date: 14/03/2025
Property Type: House

Agent Comments

532 Neerim Rd MURRUMBEENA 3163 (REI)

4 - 3

Price: $3,000,000
Method: Private Sale
Date: 20/11/2024
Property Type: House (Res)

Agent Comments

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