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	9/14 Wahroongaa Crescent, Murrumbeena Vic 3163

Indicative selling price

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

Single price $1,120,000

Median sale price

Median price $1,359,000 Property Type Townhouse Suburb Murrumbeena

Period - From 05/07/2024 to 04/07/2025 Source Property Data

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	6/33 Howe St MURRUMBEENA 3163	$1,050,000	25/04/2025
2	2/119 Oakleigh Rd CARNEGIE 3163	$1,095,000	22/04/2025
3	5/33 Howe St MURRUMBEENA 3163	$1,077,500	01/03/2025

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: 05/07/2025 11:47

9/14 Wahroongaa Crescent, Murrumbeena Vic 3163



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,120,000
Median Townhouse Price
05/07/2024 - 04/07/2025: $1,359,000

Comparable Properties



6/33 Howe St MURRUMBEENA 3163 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 25/04/2025
Property Type: Townhouse (Res)

Agent Comments



2/119 Oakleigh Rd CARNEGIE 3163 (REI)

3 1 1

Price: $1,095,000
Method: Sold Before Auction
Date: 22/04/2025
Property Type: Unit
Land Size: 261 sqm approx

Agent Comments



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

Account - Buxton | P: 03 9563 9933

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