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	36 Kangaroo Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,400,000 & $1,540,000

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	32 Willesden Rd HUGHESDALE 3166	$1,500,000	27/05/2025
2	22 Calembeena Av HUGHESDALE 3166	$1,402,185	07/04/2025
3	6 Paddington Rd HUGHESDALE 3166	$1,480,000	15/03/2025

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: 17/06/2025 11:43

36 Kangaroo Road, Murrumbeena Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending March 2025: $1,592,500

Comparable Properties



32 Willesden Rd HUGHESDALE 3166 (REI/VG)

4 | 1 | 4

Price: $1,500,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 694 sqm approx

Agent Comments



22 Calembeena Av HUGHESDALE 3166 (REI/VG)

3 | 1 | 1

Price: $1,402,185
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 715 sqm approx

Agent Comments



6 Paddington Rd HUGHESDALE 3166 (REI/VG)

3 | 1 | 2

Price: $1,480,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House
Land Size: 465 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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