Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10/8 Kangaroo Road, Murrumbeena 3163

Indicative selling price

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

Single price	$349,000

Median sale price

Median price	$830,000	Property type	Apartment	Suburb	Murrumbeena
Period - From	01/04/2025	to	30/06/2025	Source	R.E.I.V

Comparable property sales

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
1/9 Dunoon Street, Murrumbeena 3163	$362,000	29/03/2025
12/5 Gnarwyn Road, Carnegie 3163	$345,000	10/06/2025
6/5 Wilson Street, Murrumbeena 3163	$357,000	15/05/2025

This Statement of Information was prepared on: 15/07/2025