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	3/177 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $450,000 Property Type Unit Suburb Murrumbeena

Period - From 01/07/2025 to 30/09/2025 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	1/14 Hewitts Rd CARNEGIE 3163	$1,155,000	20/09/2025
2	1/294 Koornang Rd CARNEGIE 3163	$1,156,500	17/09/2025
3	2/164-166 Murrumbeena Rd MURRUMBEENA 3163	$1,045,000	31/07/2025

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: 13/10/2025 14:28

3/177 Murrumbeena Road, Murrumbeena Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2025: $450,000

Comparable Properties



1/14 Hewitts Rd CARNEGIE 3163 (REI)

3 2 2

Agent Comments

Price: $1,155,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

1/294 Koornang Rd CARNEGIE 3163 (REI)

3 1 2

Agent Comments

Price: $1,156,500
Method: Sold Before Auction
Date: 17/09/2025
Property Type: Villa



2/164-166 Murrumbeena Rd MURRUMBEENA 3163 (REI)

3 1 3

Agent Comments

Price: $1,045,000
Method: Sold After Auction
Date: 31/07/2025
Property Type: Villa
Land Size: 260 sqm approx

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