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 | 3/10 Brisbane Street, Murrumbeena 3163 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | $ | or range between | $370,000 | & | $400,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $450,000 | Property type | Unit | Suburb | Murrumbeena |
| Period - From | 01/07/2025 | to | 30/09/2025 | 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 |
|---|---|---|
| 2-1/128 Murrumbeena Road. Murrumbeena 3163 | $408,000 | 17/06/2025 |
| 1/5 Wilson Street, Murrumbeena 3163 | $368,000 | 27/08/2025 |
| 4/3C Innellan Road, Murrumbeena 3163 | $388,000 | 20/09/2025 |

This Statement of Information was prepared on: 14/10/2024