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	3/7 Dunoon Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between $875,000 & $950,000

Median sale price

Median price $1,670,000 Property Type House 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	303/21 Belsize Av CARNEGIE 3163	$965,000	18/10/2025
2	3/262-274 Poath Rd HUGHESDALE 3166	$991,000	10/10/2025
3	2/1172-1174 Dandenong Rd CARNEGIE 3163	$997,000	30/05/2025

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: 14/11/2025 11:57

3/7 Dunoon Street, Murrumbeena Vic 3163

JellisCraig

Andrew Panagopoulos
9573 6100
0412 054 970
andrewpanagopoulos@jelliscraig.com.au



3 1 1

Property Type: Townhouse

Indicative Selling Price
$875,000 - $950,000
Median House Price
September quarter 2025: $1,670,000

Comparable Properties



303/21 Belsize Av CARNEGIE 3163 (REI)

3 2 2

Price: $965,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: Unit

Agent Comments



3/262-274 Poath Rd HUGHESDALE 3166 (REI)

3 1 1

Price: $991,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/1172-1174 Dandenong Rd CARNEGIE 3163 (REI/VG)

3 2 1

Price: $997,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)

Agent Comments

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