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	24 Wahroongaa Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,687,500 Property Type House Suburb Murrumbeena

Period - From 01/10/2024 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	33 Lindsay Av MURRUMBEENA 3163	$1,890,000	09/10/2025
2	3 Clive St MURRUMBEENA 3163	$1,950,000	02/10/2025
3	40 Elliott Av CARNEGIE 3163	$1,930,000	19/09/2025

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: 01/12/2025 15:05

24 Wahroongaa Road, Murrumbeena Vic 3163

JellisCraig

Myron Ching
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0431 262 955
myronching@jelliscraig.com.au



4 2 3

Property Type: House

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending September 2025: $1,687,500

Comparable Properties



33 Lindsay Av MURRUMBEENA 3163 (REI/VG)

4 2 4

Price: $1,890,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



3 Clive St MURRUMBEENA 3163 (REI)

4 2 2

Price: $1,950,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)

Agent Comments



40 Elliott Av CARNEGIE 3163 (REI/VG)

4 2 2

Price: $1,930,000
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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