

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, there is a swimming pool with a glass safety fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is bright and sunny, with shadows cast on the grass and patio.

RayWhite.

Statement of information

1/174 MURRUMBEENA ROAD, MURRUMBEENA, VIC 3163
PREPARED BY JOSH HOMMELHOFF, RAY WHITE CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/174 MURRUMBEENA ROAD,

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$430,000 to \$470,000**

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



MURRUMBEENA, VIC, 3163

Suburb Median Sale Price (Unit)

\$582,500

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



9/24-26 DUNOON ST, MURRUMBEENA, VIC

2 1 1

Sale Price

***\$490,000**

Sale Date: 04/10/2025

Distance from Property: 451m



7/35 HOBART RD, MURRUMBEENA, VIC 3163

2 1 1

Sale Price

\$460,000

Sale Date: 30/05/2025

Distance from Property: 1.1km



4/8 WARATAH AVE, GLEN HUNTLY, VIC 3163

2 1 1

Sale Price

\$470,000

Sale Date: 12/06/2025

Distance from Property: 2km



This report has been compiled on 17/10/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/174 MURRUMBEENA ROAD, MURRUMBEENA, VIC 3163

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$582,500

Property type

Unit

Suburb

MURRUMBEENA

Period

01 October 2024 to 30 September 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9/24-26 DUNOON ST, MURRUMBEENA, VIC 3163	*\$490,000	04/10/2025
7/35 HOBART RD, MURRUMBEENA, VIC 3163	\$460,000	30/05/2025
4/8 WARATAH AVE, GLEN HUNTLY, VIC 3163	\$470,000	12/06/2025

This Statement of Information was prepared on:

17/10/2025