

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

16 Strathearn Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,520,000

&

\$1,590,000

Median sale price

Median price

\$1,690,000

Property Type

House

Suburb

Murrumbeena

Period - From

13/02/2025

to

12/02/2026

Source

Property Data

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	79a Parkmore Rd BENTLEIGH EAST 3165	\$1,600,000	19/12/2025
2	42b Goodrich St BENTLEIGH EAST 3165	\$1,525,000	27/10/2025
3	12B Dromana Av BENTLEIGH EAST 3165	\$1,550,000	04/09/2025

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:

13/02/2026 17:01



Rooms: 5
Property Type: House
Land Size: 619.491 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,520,000 - \$1,590,000
Median House Price
 13/02/2025 - 12/02/2026: \$1,690,000

Comparable Properties



79a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)



42b Goodrich St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Auction Sale
Date: 27/10/2025
Property Type: Townhouse (Res)
Land Size: 299 sqm approx



12B Dromana Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Townhouse (Res)

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899