

## 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 16 Strathearn Avenue, Murrumbeena Vic 3163  
Including suburb and postcode

#### 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  | <span style="border: 1px solid black; padding: 2px;">\$1,690,000</span> | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Murrumbeena</span>   |
| Period - From | <span style="border: 1px solid black; padding: 2px;">13/02/2025</span>  | to            | <span style="border: 1px solid black; padding: 2px;">12/02/2026</span> | Source | <span style="border: 1px solid black; padding: 2px;">Property Data</span> |

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

Agent Comments

**42b Goodrich St BENTLEIGH EAST 3165 (REI/VG)****Price:** \$1,525,000**Method:** Auction Sale**Date:** 27/10/2025**Property Type:** Townhouse (Res)**Land Size:** 299 sqm approx

Agent Comments

**12B Dromana Av BENTLEIGH EAST 3165 (REI/VG)****Price:** \$1,550,000**Method:** Sold Before Auction**Date:** 04/09/2025**Property Type:** Townhouse (Res)

Agent Comments

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