

# 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

2/32 Hobart Road, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

### Median sale price

Median price \$1,400,000 Property Type Townhouse Suburb Murrumbeena

Period - From 21/05/2025 to 20/05/2026 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	3/50 Euston Rd HUGHESDALE 3166	\$842,500	23/03/2026
2	4/91 Oakleigh Rd CARNEGIE 3163	\$940,000	12/12/2025
3	1/56 Coorigil Rd CARNEGIE 3163	\$861,500	22/11/2025

**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:

21/05/2026 10:52



2   1.5   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Townhouse Price**  
21/05/2025 - 20/05/2026: \$1,400,000

## Comparable Properties



**3/50 Euston Rd HUGHESDALE 3166 (REI)**

Agent Comments

2   1   2

**Price:** \$842,500  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Property Type:** Townhouse (Single)



**4/91 Oakleigh Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2025  
**Property Type:** Townhouse (Res)



**1/56 Coorigil Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$861,500  
**Method:** Sold Before Auction  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222