

# 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

1b Weeroona 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,716,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2025 to 31/03/2026 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	1/2 Narbethong Rd MURRUMBEENA 3163	\$1,405,000	01/02/2026
2	2/4 Kangaroo Rd MURRUMBEENA 3163	\$1,452,500	06/12/2025
3			

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: 12/05/2026 17:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
Year ending March 2026: \$1,716,000

## Comparable Properties



**1/2 Narbethong Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,405,000  
**Method:** Sold After Auction  
**Date:** 01/02/2026  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx



**2/4 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,452,500  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit  
**Land Size:** 330 sqm approx

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.

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