

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

1/120 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

8 BUTE STREET MURRUMBEENA VIC 3163	\$1,215,000	11-Dec-24
1/68 ARDYNE STREET MURRUMBEENA VIC 3163	\$1,208,000	30-Oct-24
6 WALDEN GROVE CARNEGIE VIC 3163	\$1,210,000	11-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 11 March 2025



8 BUTE STREET MURRUMBEENA VIC 3163

2 1 1

Sold Price

\$1,215,000

Sold Date

11-Dec-24

Distance

0.37km



1/68 ARDYNE STREET MURRUMBEENA VIC 3163

3 2 1

Sold Price

\$1,208,000

Sold Date

30-Oct-24

Distance

0.45km



6 WALDEN GROVE CARNEGIE VIC 3163

3 1 2

Sold Price

\$1,210,000

Sold Date

11-Nov-24

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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