

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

101/77 POATH 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

19/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$490,000	06-Jun-25
8/50 POATH ROAD HUGHESDALE VIC 3166	\$535,000	19-Mar-25
3/19-21 WILLESSEN ROAD HUGHESDALE VIC 3166	\$510,000	23-Apr-25

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: 26 August 2025



**19/2-4 WILLIAM STREET
MURRUMBEENA VIC 3163**

 2  1  1

Sold Price

\$490,000

Sold Date

06-Jun-25

Distance

0.06km



**8/50 POATH ROAD HUGHESDALE
VIC 3166**

 2  1  1

Sold Price

\$535,000

Sold Date

19-Mar-25

Distance

0.1km



**3/19-21 WILLESDEN ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price

\$510,000

Sold Date

23-Apr-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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