

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

11 Churchill Close, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2025 to 31/12/2025 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	2/4 Kangaroo Rd MURRUMBEENA 3163	\$1,452,500	06/12/2025
2	1A Chalmers St MCKINNON 3204	\$1,363,000	22/11/2025
3	35a Lindsay St MCKINNON 3204	\$1,410,000	25/10/2025

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:

05/03/2026 09:27

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3 2 3

Property Type: House

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2025: \$1,720,000

Comparable Properties



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

Agent Comments

3 2 3

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



1A Chalmers St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,363,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 301 sqm approx



35a Lindsay St MCKINNON 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,410,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604