

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 539 Neerim Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

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	5 Gunn St MURRUMBEENA 3163	\$1,640,000	04/12/2025
2	31A Clyde St OAKLEIGH 3166	\$1,510,000	25/10/2025
3	38 Ardyne St MURRUMBEENA 3163	\$1,720,000	11/10/2025

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: 03/03/2026 12:37



3 2 2

Property Type: House

Agent Comments

Positioned along Neerim Road, this neatly presented home offers comfortable living with excellent lifestyle convenience in a well-connected pocket of Murrumbeena.

Indicative Selling Price
\$1,580,000 - \$1,680,000

Median House Price
December quarter 2025: \$1,720,000

Comparable Properties



5 Gunn St MURRUMBEENA 3163 (REI)

Agent Comments

3 2 4

Price: \$1,640,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 537 sqm approx



31A Clyde St OAKLEIGH 3166 (REI/VG)

Agent Comments

3 1 3

Price: \$1,510,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 487 sqm approx



38 Ardyne St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990