

# 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

1/1 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 \$2,000,000 & \$2,100,000

### 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	26B Innellan Rd MURRUMBEENA 3163	\$1,907,000	30/11/2025
2	159 Murrumbeena Rd MURRUMBEENA 3163	\$2,052,508	20/11/2025
3	11 Seymour Av CARNEGIE 3163	\$2,070,000	20/10/2025

**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 10:04



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**Property Type:** House

## Comparable Properties



**26B Innellan Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,907,000

**Method:** Sold Before Auction

**Date:** 30/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 370 sqm approx



**159 Murrumbena Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments

 4    3    3

**Price:** \$2,052,508

**Method:** Sold Before Auction

**Date:** 20/11/2025

**Property Type:** House (Res)

**Land Size:** 442 sqm approx



**11 Seymour Av CARNEGIE 3163 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$2,070,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** Townhouse (Single)

**Land Size:** 275 sqm approx

Account - Jellis Craig | P: 03 9593 4500