

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

14 Baker Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,675,000 & \$1,800,000

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	2b Castlewood St BENTLEIGH EAST 3165	\$1,719,000	28/12/2025
2	14a Lilac St BENTLEIGH EAST 3165	\$1,700,000	06/12/2025
3	52B Wallace Av MURRUMBEENA 3163	\$1,750,000	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:

24/02/2026 16:14

Christian De Frece
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Indicative Selling Price

\$1,675,000 - \$1,800,000

Median House Price

December quarter 2025: \$1,720,000



 4  3  2

Property Type: House

Comparable Properties



2b Castlewood St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  4  2

Price: \$1,719,000

Method: Private Sale

Date: 28/12/2025

Property Type: Townhouse (Res)



14a Lilac St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,700,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)



52B Wallace Av MURRUMBEENA 3163 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,750,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500



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