

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 3/16-18 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$632,500 Property Type Unit 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	2/10 Wahroongaa Rd MURRUMBEENA 3163	\$1,106,000	07/02/2026
2	2/8 Wanalta Rd CARNEGIE 3163	\$980,000	03/12/2025
3	1/21 Rebecca Rd MALVERN EAST 3145	\$995,000	27/11/2025

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: 23/02/2026 13:27

3/16-18 Murrumbeena Road, Murrumbeena Vic 3163



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2025: \$632,500

Comparable Properties



2/10 Wahroonga Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,106,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit



2/8 Wanalta Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit



1/21 Rebecca Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit
Land Size: 228 sqm approx

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