

# 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

10 Victory Street, 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 \$1,600,000 & \$1,660,000

### 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	30 Kinrade St HUGHESDALE 3166	\$1,585,000	06/11/2025
3	9 Dallas Av HUGHESDALE 3166	\$1,550,000	18/10/2025

**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:

20/02/2026 11:14



 3  2  3

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,660,000  
**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



**30 Kinrade St HUGHESDALE 3166 (REI/VG)**

Agent Comments

 4  1  4

**Price:** \$1,585,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**9 Dallas Av HUGHESDALE 3166 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House  
**Land Size:** 752 sqm approx

Account - Slater & Levin



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