

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

2 Walker Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

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	10 Clive St MURRUMBEENA 3163	\$1,850,000	13/10/2025
2	33 Lindsay Av MURRUMBEENA 3163	\$1,890,000	09/10/2025
3	3 Clive St MURRUMBEENA 3163	\$1,950,000	02/10/2025

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:

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2025: \$1,720,000



4 2 6

Property Type: House

Comparable Properties



10 Clive St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Private Sale
Date: 13/10/2025
Property Type: House
Land Size: 475 sqm approx



33 Lindsay Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 2 4

Price: \$1,890,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx



3 Clive St MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 490 sqm approx

Account - Jellis Craig | P: 03 9593 4500