

# 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 267 Poath 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,709,000 Property Type House Suburb Murrumbeena

Period - From 01/01/2025 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	53 Mclaurin Rd CARNEGIE 3163	\$1,481,000	20/12/2025
2	3 Erindale St MURRUMBEENA 3163	\$1,535,000	13/09/2025
3	12 Reid St MURRUMBEENA 3163	\$1,500,000	13/09/2025

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: 16/02/2026 18:26



3 1 3

**Property Type:** House  
**Land Size:** 581 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending December 2025: \$1,709,000

## Comparable Properties



**53 Mclaurin Rd CARNEGIE 3163 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,481,000  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** House  
**Land Size:** 550 sqm approx



**3 Erindale St MURRUMBEENA 3163 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$1,535,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 564 sqm approx



**12 Reid St MURRUMBEENA 3163 (REI/VG)**

[Agent Comments](#)

4 1 1

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx

Account - Slater & Levin



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