

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

17 Thaxted Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price \$3,295,000

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	38 Kinlock Av MURRUMBEENA 3163	\$3,282,000	20/09/2025
2			
3			

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:

17/02/2026 09:01

17 Thaxted Road, Murrumbeena Vic 3163

Ari Levin
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 5  4  4

Property Type: House (Res)
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$3,295,000
Median House Price
December quarter 2025: \$1,720,000

Comparable Properties



38 Kinlock Av MURRUMBEENA 3163 (REI/VG)

Agent Comments

 4  2  4

Price: \$3,282,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 633 sqm approx

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.

Account - Slater & Levin



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