

# 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 303/77 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 \$470,000 & \$490,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Murrumbeena

Period - From 09/02/2025 to 08/02/2026 Source Property Data

### 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	310/316 Neerim Rd CARNEGIE 3163	\$490,000	10/01/2026
2	13/314 Neerim Rd CARNEGIE 3163	\$480,000	16/12/2025
3	106/95 Warrigal Rd HUGHESDALE 3166	\$486,500	19/11/2025

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: 09/02/2026 13:35

Angus McPherson  
9593 4500  
0460 365 900

AngusMcPherson@jellisrcraig.com.au

**Indicative Selling Price**

\$470,000 - \$490,000

**Median Unit Price**

09/02/2025 - 08/02/2026: \$460,000



 2  1  1

**Property Type:** Apartment

## Comparable Properties



**310/316 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

 2  2  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 10/01/2026

**Property Type:** Apartment



**13/314 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

 2  1  1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Apartment



**106/95 Warrigal Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$486,500

**Method:** Auction Sale

**Date:** 19/11/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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