

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

7/128 Murrumbeena Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$632,500 Property Type Unit 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	108/33 Belsize Av CARNEGIE 3163	\$690,000	04/01/2026
2	402/60 Belgrave Rd MALVERN EAST 3145	\$694,000	12/12/2025
3	G10/60 Belgrave Rd MALVERN EAST 3145	\$715,000	15/11/2025

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:

05/02/2026 09:38



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$700,000

Median Unit Price

December quarter 2025: \$632,500

Comparable Properties



108/33 Belsize Av CARNEGIE 3163 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$690,000

Method: Private Sale

Date: 04/01/2026

Property Type: Apartment



402/60 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

 2
  2
  2

Price: \$694,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Apartment



G10/60 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

 2
  2
  1

Price: \$715,000

Method: Private Sale

Date: 15/11/2025

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480