

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 2/32 Dunoon Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,290,000 Property Type Townhouse Suburb Murrumbeena

Period - From 17/02/2025 to 16/02/2026 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	4/91 Oakleigh Rd CARNEGIE 3163	\$940,000	12/12/2025
2	4/16 Moonya Rd CARNEGIE 3163	\$952,800	19/11/2025
3	5/19 Gnarwyn Rd CARNEGIE 3163	\$990,000	04/10/2025

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: 17/02/2026 08:56

2/32 Dunoon Street, Murrumbeena Vic 3163

Ari Levin
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Property Type: Unit
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median Townhouse Price
17/02/2025 - 16/02/2026: \$1,290,000

Comparable Properties



4/91 Oakleigh Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

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Price: \$940,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Townhouse (Res)



4/16 Moonya Rd CARNEGIE 3163 (VG)

[Agent Comments](#)

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Price: \$952,800
Method: Sale
Date: 19/11/2025
Property Type: Flat/Unit/Apartment (Res)



5/19 Gnarwyn Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

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Price: \$990,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Villa
Land Size: 282 sqm approx

Account - Slater & Levin



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