

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

14a Katrina Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,690,000 Property Type House Suburb Murrumbeena

Period - From 30/01/2025 to 29/01/2026 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	6b Leura St MURRUMBEENA 3163	\$1,605,000	22/11/2025
2	52B Wallace Av MURRUMBEENA 3163	\$1,750,000	25/10/2025
3	60b Dalny Rd MURRUMBEENA 3163	\$1,610,000	18/10/2025

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:

30/01/2026 15:13

14a Katrina Avenue, Murrumbeena Vic 3163



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
30/01/2025 - 29/01/2026: \$1,690,000

Comparable Properties



6b Leura St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,605,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Townhouse (Res)



52B Wallace Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Single)



60b Dalny Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Account - Slater & Levin



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