

## 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

202/121 MURRUMBEENA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

107/121 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$515,000	14-Oct-25
110/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$585,400	13-Sep-25
102/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$557,500	15-May-25

OR

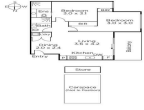


**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 March 2026

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107/121 Murrumbeena Road, Murrumbeena		Sold Price	\$515,000	Sold Date	14-Oct-25
	<b>107/121 MURRUMBEENA ROAD MURRUMBEENA VIC 3163</b>			Distance	0km
	🛏️ 2   🚿 2   🚗 1				
<hr/>					
	<b>110/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163</b>	Sold Price	\$585,400	Sold Date	13-Sep-25
	🛏️ 2   🚿 2   🚗 1			Distance	0.07km
<hr/>					
	<b>102/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163</b>	Sold Price	\$557,500	Sold Date	15-May-25
	🛏️ 2   🚿 2   🚗 1			Distance	0.07km

RS = Recent sale

UN = Undisclosed Sale

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