

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

29 Gerald Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,709,000 Property Type House Suburb Murrumbeena

Period - From 01/01/2025 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	31 Ardyne St MURRUMBEENA 3163	\$1,435,000	28/02/2026
2	53 Mclaurin Rd CARNEGIE 3163	\$1,481,000	20/12/2025
3	286 Koornang Rd CARNEGIE 3163	\$1,447,500	06/12/2025

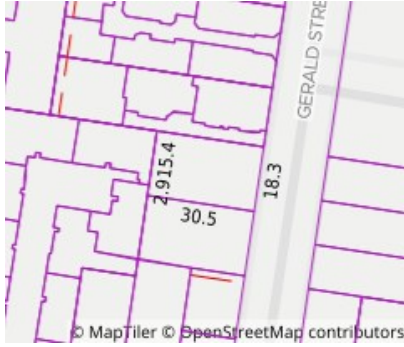
OR

~~**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:

16/03/2026 12:10

29 Gerald Street, Murrumbeena Vic 3163



Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2025: \$1,709,000

Comparable Properties



31 Ardyne St MURRUMBEENA 3163 (REI)

[Agent Comments](#)



Price: \$1,435,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 425 sqm approx



53 Mclaurin Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)



Price: \$1,481,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 550 sqm approx



286 Koornang Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)



Price: \$1,447,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 417 sqm approx

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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