

# 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 8/38 Rosella Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Murrumbeena

Period - From 01/01/2026 to 31/03/2026 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	6/5-7 Ames Av CARNEGIE 3163	\$662,000	24/02/2026
2	8/20 Toward St MURRUMBEENA 3163	\$675,000	09/12/2025
3	7/5 Crewe Rd HUGHESDALE 3166	\$639,000	22/11/2025

**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.~~

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3 1 1

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
March quarter 2026: \$560,000

## Comparable Properties



6/5-7 Ames Av CARNEGIE 3163 (REI)

[Agent Comments](#)

2 1 2

**Price:** \$662,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** Apartment



8/20 Toward St MURRUMBEENA 3163 (VG)

[Agent Comments](#)

3 - -

**Price:** \$675,000  
**Method:** Sale  
**Date:** 09/12/2025  
**Property Type:** Strata Unit/Flat



7/5 Crewe Rd HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$639,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Apartment

Account - Slater & Levin



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