

# 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

43b Kinlock Avenue, Murrumbeena Vic 3163

### Indicative selling price

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

Single price \$1,630,000

### Median sale price

Median price \$1,290,000

Property Type Townhouse

Suburb Murrumbeena

Period - From 14/02/2025

to 13/02/2026

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	51 Brett St MURRUMBEENA 3163	\$1,595,000	07/02/2026
2	60b Dalny Rd MURRUMBEENA 3163	\$1,610,000	18/10/2025
3	1a Irving Av MURRUMBEENA 3163	\$1,650,000	23/08/2025

**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:

14/02/2026 21:33



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,630,000

**Median Townhouse Price**

14/02/2025 - 13/02/2026: \$1,290,000

## Comparable Properties



**51 Brett St MURRUMBEENA 3163 (REI)**

Agent Comments

3   3   2

**Price:** \$1,595,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)



**60b Dalny Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments

4   3   3

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 375 sqm approx



**1a Irving Av MURRUMBEENA 3163 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** Townhouse (Res)

**Land Size:** 316 sqm approx

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