

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

30/2-4 WILLIAM STREET MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Feb 2025

to

31 Jan 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

203/7 TOWARD STREET MURRUMBEENA VIC 3163	\$585,000	12-Nov-25
110/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$585,400	13-Sep-25
5/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$573,000	04-Oct-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.~~

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**203/7 TOWARD STREET
MURRUMBEENA VIC 3163**

2 2 1

Sold Price **\$585,000** Sold Date **12-Nov-25**

Distance **0.61km**



**110/128 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

2 2 1

Sold Price **\$585,400** Sold Date **13-Sep-25**

Distance **0.87km**



**5/2-4 WILLIAM STREET
MURRUMBEENA VIC 3163**

2 1 1

Sold Price **\$573,000** Sold Date **04-Oct-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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