

# 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

5 Katrina 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)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,716,000 Property Type House Suburb Murrumbeena

Period - From 01/04/2025 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 Coling Av CARNEGIE 3163	\$2,115,000	02/05/2026
2	22 Ames Av CARNEGIE 3163	\$2,030,000	28/03/2026
3	24 Wahroonga Rd MURRUMBEENA 3163	\$2,200,000	13/12/2025

**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:

06/05/2026 11:50



**Property Type:** House (Res)

**Land Size:** 664 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending March 2026: \$1,716,000

## Comparable Properties



**6 Coling Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$2,115,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)



**22 Ames Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$2,030,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 690 sqm approx



**24 Wahroonga Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899



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