

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

4/243 MURRUMBEENA ROAD 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Oct 2024

to

30 Sep 2025

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

9/144 OAKLEIGH ROAD CARNEGIE VIC 3163	\$450,000	05-Sep-25
1/2 RIGBY AVENUE CARNEGIE VIC 3163	\$502,000	16-Aug-25
8/7 WILD CHERRY ROAD ORMOND VIC 3204	\$510,000	17-Jun-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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Tony Dimopoulos
P 9568 8000
M 0499 362 646
E tony.dimopoulos@tgnewton.com.au



9/144 OAKLEIGH ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$450,000** Sold Date **05-Sep-25**

2 1 1

Distance **0.22km**



1/2 RIGBY AVENUE CARNEGIE VIC 3163 Sold Price ^{RS} **\$502,000** Sold Date **16-Aug-25**

2 1 1

Distance **0.88km**



8/7 WILD CHERRY ROAD ORMOND VIC 3204 Sold Price **\$510,000** Sold Date **17-Jun-25**

2 1 1

Distance **1.24km**

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

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