

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

1 DONAL 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

\$1,915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Sep 2025

to

31 Aug 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

6 VERA STREET MURRUMBEENA VIC 3163	\$1,836,000	14-May-26
14 ADAMS STREET MURRUMBEENA VIC 3163	\$1,780,000	21-May-26
1 POET ROAD BENTLEIGH EAST VIC 3165	\$1,780,000	18-Jul-26

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.~~

This Statement of Information was prepared on: 10 September 2026



**6 VERA STREET MURRUMBEENA
VIC 3163**

3 2 2

Sold Price

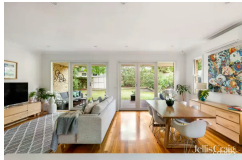
\$1,836,000

Sold Date

14-May-26

Distance

0.2km



**14 ADAMS STREET MURRUMBEENA
VIC 3163**

4 2 1

Sold Price

\$1,780,000

Sold Date

21-May-26

Distance

0.31km



**1 POET ROAD BENTLEIGH EAST
VIC 3165**

4 2 2

Sold Price

^{RS} **\$1,780,000**

Sold Date

18-Jul-26

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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