

## 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

158 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Jun 2025

to

31 May 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

42 BUTE STREET MURRUMBEENA VIC 3163	\$1,200,000	05-Dec-25
3 BRISBANE STREET MURRUMBEENA VIC 3163	\$1,160,000	25-Feb-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: 04 June 2026


**42 BUTE STREET MURRUMBEENA  
VIC 3163**
 3
  1
  2

Sold Price

**\$1,200,000**

Sold Date

**05-Dec-25**

Distance

**0.42km**

**3 BRISBANE STREET  
MURRUMBEENA VIC 3163**
 2
  1
  1

Sold Price

**\$1,160,000**

Sold Date

**25-Feb-26**

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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