

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 Hooper Street, Murrumbeena Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,490,000

Median sale price

Median price \$1,567,500 Property Type House Suburb Murrumbeena

Period - From 01/01/2026 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	130 Drummond St OAKLEIGH 3166	\$1,290,000	28/02/2026
2	10 Clive St MURRUMBEENA 3163	\$1,850,000	13/10/2025
3	2a Wahroonga Rd MURRUMBEENA 3163	\$1,350,000	22/09/2025

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:

25/05/2026 10:02



3
 2
 2

Property Type: House
Land Size: 378 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,490,000
Median House Price
 March quarter 2026: \$1,567,500

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.

Comparable Properties



130 Drummond St OAKLEIGH 3166 (REI)

Agent Comments

3
 1
 2

Price: \$1,290,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 501 sqm approx



10 Clive St MURRUMBEENA 3163 (REI/VG)

Agent Comments

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 2

Price: \$1,850,000
Method: Private Sale
Date: 13/10/2025
Property Type: House
Land Size: 475 sqm approx



2a Wahoongaa Rd MURRUMBEENA 3163 (VG)

Agent Comments

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Price: \$1,350,000
Method: Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 287 sqm approx

Account - Barry Plant | P: 03 9874 3355