

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

\$1,250,000

&

\$1,295,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Murrumbeena

Period - From

17/07/2025

to

16/07/2026

Source

Property Data

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	271 Poath Rd MURRUMBEENA 3163	\$1,200,000	27/06/2026
2	130 Drummond St OAKLEIGH 3166	\$1,290,000	28/02/2026
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:

17/07/2026 15:38



 3  2  2

Property Type: House (Res)

Land Size: 378 sqm approx

Agent Comments

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

Indicative Selling Price

\$1,250,000 - \$1,295,000

Median House Price

17/07/2025 - 16/07/2026: \$1,660,000

Comparable Properties



271 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Private Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 571 sqm approx



130 Drummond St OAKLEIGH 3166 (REI/VG)

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



2a Wahroongaa Rd MURRUMBEENA 3163 (VG)

Agent Comments

 3  2  1

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