

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

3/15-17 KANGAROO 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Murrumbeena

Period-from

01 Jan 2025

to

31 Dec 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

6/30 COORIGIL ROAD CARNEGIE VIC 3163	\$737,000	03-Sep-25
1/89 COORIGIL ROAD CARNEGIE VIC 3163	\$760,000	04-Oct-25
2/15 PAGET STREET HUGHESDALE VIC 3166	\$750,000	31-Oct-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.~~

This Statement of Information was prepared on: 14 January 2026



**6/30 COORIGIL ROAD CARNEGIE
VIC 3163**

 2  1  1

Sold Price

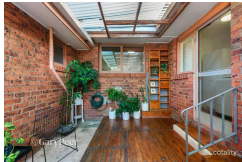
\$737,000

Sold Date

03-Sep-25

Distance

0.83km



**1/89 COORIGIL ROAD CARNEGIE
VIC 3163**

 2  1  2

Sold Price

\$760,000

Sold Date

04-Oct-25

Distance

0.42km



**2/15 PAGET STREET HUGHESDALE
VIC 3166**

 2  1  1

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

31-Oct-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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