

# 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 5/2 Adelaide Street, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$610,000

### Median sale price

Median price \$1,716,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2025

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	1/22 Fisher St MALVERN EAST 3145	\$660,000	14/01/2026
2	7/5 Crewe Rd HUGHESDALE 3166	\$639,000	22/11/2025
3			

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:

16/04/2026 15:05

5/2 Adelaide Street, Murrumbeena Vic 3163

Paige Heavyside  
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 3  1  1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**  
\$610,000

**Median House Price**  
Year ending March 2026: \$1,716,000

## Comparable Properties



**1/22 Fisher St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** Apartment



**7/5 Crewe Rd HUGHESDALE 3166 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$639,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Apartment

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.

**Account - Heavyside**



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