

# 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

21 Winston Way, Murrumbeena Vic 3163

### Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,845,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2024 to 31/12/2024 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	47 Dalny Rd MURRUMBEENA 3163	\$1,850,000	11/12/2024
2	1a Roselyn Cr BENTLEIGH EAST 3165	\$1,827,000	14/09/2024
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: 11/03/2025 16:02



**Property Type:** House

## Comparable Properties



**47 Dalny Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** House (Res)

**Land Size:** 396 sqm approx



**1a Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,827,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 430 sqm approx

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 - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604