Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Winston Way, Murrumbeena Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,880,000

Median sale price

Median price	\$1,845,000	Pro	perty 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

1	18b Patterson St CARNEGIE 3163	\$2,000,000	31/01/2025
2	345 McKinnon Rd BENTLEIGH EAST 3165	\$1,891,000	22/03/2025
3	151a Oakleigh Rd CARNEGIE 3163	\$1,980,000	09/10/2024

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:	26/03/2025 10:27



Date of sale



Kon Galitos 9593 4500 0414 902 680 kongalitos@jelliscraig.com.au

Indicative Selling Price \$1,880,000 **Median House Price** December quarter 2024: \$1,845,000



Property Type: House

Comparable Properties

18b Patterson St CARNEGIE 3163 (REI)

Agent Comments

Price: \$2,000,000

Method:

Date: 31/01/2025 Property Type: House



345 McKinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

Price: \$1,891,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res)



151a Oakleigh Rd CARNEGIE 3163 (REI/VG)

Price: \$1,980,000 Method: Private Sale Date: 09/10/2024

Property Type: Townhouse (Res) Land Size: 343 sqm approx

Agent Comments

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





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