

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

Single price

\$1,880,000

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	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



4 2 3

Property Type: House

Comparable Properties

18b Patterson St CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$2,000,000

Method:

Date: 31/01/2025

Property Type: House



345 McKinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 4

Price: \$1,891,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)



151a Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 1

Price: \$1,980,000

Method: Private Sale

Date: 09/10/2024

Property Type: Townhouse (Res)

Land Size: 343 sqm approx