

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

22 Henty Street, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,690,000

&

\$1,750,000

Median sale price

Median price \$1,401,000

Property Type House

Suburb Murrumbeena

Period - From 01/01/2025

to

31/03/2025

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	4 Adams St MURRUMBEENA 3163	\$1,706,000	28/06/2025
2	7 Dromana Av BENTLEIGH EAST 3165	\$1,700,000	21/06/2025
3	27 Darling St HUGHESDALE 3166	\$1,690,000	18/06/2025

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:

03/07/2025 09:23



3 2 2

Property Type: House

Comparable Properties



4 Adams St MURRUMBEENA 3163 (REI)

Agent Comments

4 2 4

Price: \$1,706,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 742 sqm approx



7 Dromana Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 3

Price: \$1,700,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 670 sqm approx



27 Darling St HUGHESDALE 3166 (REI)

Agent Comments

3 1 3

Price: \$1,690,000

Method: Private Sale

Date: 18/06/2025

Property Type: House

Land Size: 766 sqm approx