

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 Victory Street, Murrumbeena Vic 3163

Indicative selling price

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

Single price

\$1,499,000

Median sale price

Median price

\$1,693,000

Property Type

House

Suburb

Murrumbeena

Period - From

01/07/2024

to

30/06/2025

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	32 Willesden Rd HUGHESDALE 3166	\$1,500,000	27/05/2025
2	4 Stratford Av BENTLEIGH EAST 3165	\$1,500,000	29/04/2025
3	121 Mackie Rd BENTLEIGH EAST 3165	\$1,501,000	08/02/2025

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:

26/07/2025 15:25