

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,592,500

Property Type

House

Suburb

Murrumbeena

Period - From

01/04/2024

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	32 Willesden Rd HUGHESDALE 3166	\$1,500,000	27/05/2025
2	43 McLaurin Rd CARNEGIE 3163	\$1,465,000	08/03/2025
3	26 Doris St MURRUMBEENA 3163	\$1,401,000	15/02/2025

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:

27/06/2025 10:45



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2025: \$1,592,500

Comparable Properties



32 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

4 1 4

Price: \$1,500,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 694 sqm approx



43 McLaurin Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,465,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 556 sqm approx



26 Doris St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 3

Price: \$1,401,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 616 sqm approx