

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 HOWE STREET MURRUMBEENA VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,960,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Murrumbeena

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

17 PAGET STREET HUGHESDALE VIC 3166	\$2,511,000	30-Jul-25
23 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$1,940,000	07-Feb-26
10 ELEEBAVA AVENUE HUGHESDALE VIC 3166	\$2,130,000	16-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 18 June 2026


**17 PAGET STREET HUGHESDALE
VIC 3166**
 5
  3
  2

Sold Price

\$2,511,000

Sold Date

30-Jul-25

Distance

0.6km

**23 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**
 4
  2
  2

Sold Price

\$1,940,000

Sold Date

07-Feb-26

Distance

1.27km

**10 ELEEBANA AVENUE
HUGHESDALE VIC 3166**
 4
  2
  2

Sold Price

\$2,130,000

Sold Date

16-Jun-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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