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	28 Winston Way, Murrumbeena Vic 3163

Indicative selling price

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

Single price: $2,200,000

Median sale price

Median price: $1,716,000 Property Type: House Suburb: Murrumbeena

Period - From: 01/04/2025 to: 31/03/2026 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	8 Hemingford Rd BENTLEIGH EAST 3165	$2,140,000	29/03/2026
2	129 Leila Rd CARNEGIE 3163	$2,180,000	14/03/2026
3	13 Huntingfield Ct CARNEGIE 3163	$2,350,000	28/02/2026

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: 20/04/2026 14:53

28 Winston Way, Murrumbeena Vic 3163

JellisCraig

Myron Ching
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4 2 4

Property Type: House

Indicative Selling Price
$2,200,000
Median House Price
Year ending March 2026: $1,716,000

Comparable Properties



8 Hemingford Rd BENTLEIGH EAST 3165 (REI)

3 2 4

Price: $2,140,000
Method: Auction Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments



129 Leila Rd CARNEGIE 3163 (REI)

3 2 3

Price: $2,180,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



13 Huntingfield Ct CARNEGIE 3163 (REI)

5 2 4

Price: $2,350,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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