

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

10 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Murrumbeena

Period - From 01/04/2026

to

30/06/2026

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	9 Rochford St BENTLEIGH EAST 3165	\$3,375,000	14/07/2026
2	16 Wallace Av MURRUMBEENA 3163	\$3,435,000	26/05/2026
3	17 Thaxted Rd MURRUMBEENA 3163	\$3,150,000	25/02/2026

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:

20/08/2026 14:35



6 5 4

Property Type: House (Res)
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
June quarter 2026: \$1,715,000

Comparable Properties



9 Rochford St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 4 3

Price: \$3,375,000
Method: Private Sale
Date: 14/07/2026
Property Type: House (Res)
Land Size: 650 sqm approx



16 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments

3 1 1

Price: \$3,435,000
Method: Private Sale
Date: 26/05/2026
Property Type: House (Res)



17 Thaxted Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

5 4 4

Price: \$3,150,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 796 sqm approx

Account - Slater & Levin



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