

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

25 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	3 Katrina Av MURRUMBEENA 3163	\$1,650,000	29/08/2026
2	36 Gerald St MURRUMBEENA 3163	\$1,680,000	29/07/2026
3	62 Hall St ORMOND 3204	\$1,700,000	08/04/2026

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:

28/09/2026 13:26



Property Type: Land
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2026: \$1,715,000

Comparable Properties



3 Katrina Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 664 sqm approx



36 Gerald St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 29/07/2026
Property Type: House



62 Hall St ORMOND 3204 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 08/04/2026
Property Type: House