

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

17 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Murrumbeena

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

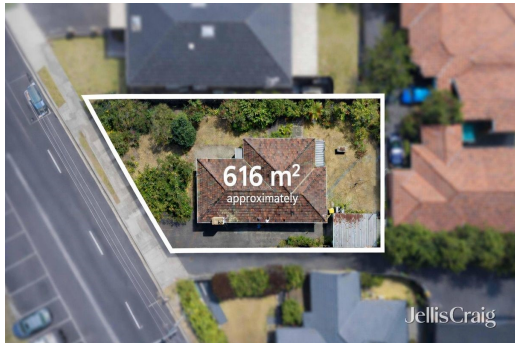
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Loreen St OAKLEIGH SOUTH 3167	\$1,505,000	11/02/2026
2	53 Mclaurin Rd CARNEGIE 3163	\$1,481,000	20/12/2025
3	12 Keswick St BENTLEIGH EAST 3165	\$1,520,000	28/11/2025

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: 16/02/2026 15:07



Property Type: House

Comparable Properties



1 Loreen St OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)



Price: \$1,505,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx



53 Mclaurin Rd CARNEGIE 3163 (REI)

[Agent Comments](#)



Price: \$1,481,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 550 sqm approx



12 Keswick St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)



Price: \$1,520,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 557 sqm approx