Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

06/10/2026

Property offered for sale

Address Including suburb and postcode	**25 Crosbie Road Murrumbeena 3163**

Key features of the property

Building Type	House
# of bedrooms	3
# of bathrooms	1
# of car spaces	1
Internal floor space (in m2)	N/A
Total land size (in m2)	832

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	**$1,600,000**
or	
Range between	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	$1,600,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$1,715,000
Property type	House
Suburb	Murrumbeena
Period: from	01/04/2026
to	30/06/2026
Source	REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	3 Katrina Av MURRUMBEENA 3163
Sale price	$1,650,000
Date of sale	29/08/2026

Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	1
# of car spaces	2
Internal floor space (in m2)	145
Total land size (in m2)	664

Comparable property 2

Address	36 Gerald St MURRUMBEENA 3163
Sale price	$1,680,000
Date of sale	29/07/2026

Key features

Building Type	House
# of bedrooms	4

# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	205
Total land size (in m2)	496

Comparable property 3

Address	125 Leila Rd CARNEGIE 3163
Sale price	$1,600,000
Date of sale	01/05/2026

Key features

Building Type	House (Res)
# of bedrooms	3
# of bathrooms	1
# of car spaces	2
Internal floor space (in m2)	153
Total land size (in m2)	603

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price

Unconditional sale date

This statement was last updated 15 October 2026.

This Property Price Statement is publicly available for at least 18 months from the sale, unless an exemption has been granted by the Director of Consumer Affairs Victoria.

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