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	6/7 Crosbie Road, Murrumbeena Vic 3163

Indicative selling price

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

Single price	$300,000

Median sale price

Median price	$632,500	Property Type	Unit	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	1/4 Ormond Rd ORMOND 3204	$305,000	02/02/2026
2	8/6 Newman Av CARNEGIE 3163	$280,000	18/12/2025
3	11/22 Rosella St MURRUMBEENA 3163	$260,000	13/11/2025

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: 02/04/2026 08:40

6/7 Crosbie Road, Murrumbeena Vic 3163



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000
Median Unit Price
December quarter 2025: $632,500

Comparable Properties



1/4 Ormond Rd ORMOND 3204 (REI/VG)

1 1 1

Price: $305,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment

Agent Comments



8/6 Newman Av CARNEGIE 3163 (REI/VG)

1 1 1

Price: $280,000
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment

Agent Comments



11/22 Rosella St MURRUMBEENA 3163 (VG)

1 - -

Price: $260,000
Method: Sale
Date: 13/11/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Buxton | P: 03 9563 9933

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