

## 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

1/288 STONY POINT ROAD CRIB POINT VIC 3919

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

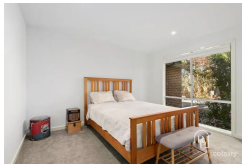
Date of sale

1/48A GOVERNORS ROAD CRIB POINT VIC 3919	\$650,000	28-Jun-25
7/113 DISNEY STREET CRIB POINT VIC 3919	\$665,000	15-Aug-25

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 6 months.

This Statement of Information was prepared on: 02 September 2025



## 1/48A GOVERNORS ROAD CRIB POINT VIC 3919

Sold Price **\$650,000** Sold Date **28-Jun-25**

 3  2  2

Distance **0.63km**



## 7/113 DISNEY STREET CRIB POINT VIC 3919

Sold Price <sup>RS</sup> **\$665,000** Sold Date **15-Aug-25**

 3  2  2

Distance **0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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