

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

1/37 LORIMER STREET CRIB POINT VIC 3919

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Crib Point

Period-from

01 Dec 2024

to

30 Nov 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

8 PETERSON STREET CRIB POINT VIC 3919	\$750,000	08-Mar-25
33 OROTAVA STREET CRIB POINT VIC 3919	\$762,500	14-Nov-25
1/69 DISNEY STREET CRIB POINT VIC 3919	\$705,000	18-Oct-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: 05 December 2025



8 PETERSON STREET CRIB POINT VIC 3919

3 2 2

Sold Price

\$750,000

Sold Date

08-Mar-25

Distance

0.5km



33 OROTAVA STREET CRIB POINT VIC 3919

4 2 2

Sold Price

^{RS} **\$762,500**

Sold Date

14-Nov-25

Distance

0.76km



1/69 DISNEY STREET CRIB POINT VIC 3919

3 2 -

Sold Price

^{RS} **\$705,000**

Sold Date

18-Oct-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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