

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

1/48A GOVERNORS ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/75 LORIMER STREET CRIB POINT VIC 3919	\$680,000	10-Feb-25
7/113 DISNEY STREET CRIB POINT VIC 3919	\$640,000	13-Dec-24

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 June 2025

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4/75 LORIMER STREET CRIB POINT VIC 3919 Sold Price **\$680,000** Sold Date **10-Feb-25**
Distance **0.36km**

 3  2  2



7/113 DISNEY STREET CRIB POINT VIC 3919 Sold Price **\$640,000** Sold Date **13-Dec-24**
Distance **0.63km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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