

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

10/41 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

\$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 Aug 2024

to

31 Jul 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	09-Jul-25
7/113 DISNEY STREET CRIB POINT VIC 3919	\$665,000	15-Aug-25
4/75 LORIMER STREET CRIB POINT VIC 3919	\$680,000	10-Feb-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: 26 August 2025

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E lisa@robertspartners.com.au**1/48A GOVERNORS ROAD CRIB POINT VIC 3919** 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

09-Jul-25

Distance

0.13km**7/113 DISNEY STREET CRIB POINT VIC 3919** 3  2  2

Sold Price

^{RS} **\$665,000**

Sold Date

15-Aug-25

Distance

0.65km**4/75 LORIMER STREET CRIB POINT VIC 3919** 3  2  2

Sold Price

\$680,000

Sold Date

10-Feb-25

Distance

0.43km**RS** = Recent sale**UN** = Undisclosed Sale

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