

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

5/18 POINT 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Other

Suburb

Crib Point

Period-from

01 Oct 2024

to

30 Sep 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

2/18 POINT ROAD CRIB POINT VIC 3919	\$750,000	-
3/18 POINT ROAD CRIB POINT VIC 3919	\$750,000	-
1/18 POINT ROAD CRIB POINT VIC 3919	\$800,000	-

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: 06 October 2025



2/18 POINT ROAD CRIB POINT VIC 3919	Sold Price	\$750,000	Sold Date	-
- - -			Distance	-



3/18 POINT ROAD CRIB POINT VIC 3919	Sold Price		Sold Date	-
- - -			Distance	-



1/18 POINT ROAD CRIB POINT VIC 3919	Sold Price	\$800,000	Sold Date	-
- - -			Distance	-

RS = Recent sale UN = Undisclosed Sale

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