

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

2/134 DISNEY 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

5/144 DISNEY STREET CRIB POINT VIC 3919	\$520,000	05-Sep-25
11/99 DISNEY STREET CRIB POINT VIC 3919	\$495,000	23-Sep-25
1/50 PETERSON STREET CRIB POINT VIC 3919	\$530,000	25-Jun-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: 09 October 2025



**5/144 DISNEY STREET CRIB POINT
VIC 3919**

Sold Price

^{RS}

\$520,000

Sold Date

05-Sep-25

 2

 1

 1

Distance

0.19km



**11/99 DISNEY STREET CRIB POINT
VIC 3919**

Sold Price

^{RS}

\$495,000

Sold Date

23-Sep-25

 2

 1

 1

Distance

0.38km



**1/50 PETERSON STREET CRIB
POINT VIC 3919**

Sold Price

\$530,000

Sold Date

25-Jun-25

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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