

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

2/288 STONY 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Apr 2025

to

31 Mar 2026

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

9/288 STONY POINT ROAD CRIB POINT VIC 3919	\$540,000	16-Oct-25
2/134 DISNEY STREET CRIB POINT VIC 3919	\$535,000	03-Nov-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: 01 April 2026



9/288 STONY POINT ROAD CRIB POINT VIC 3919

Sold Price

\$540,000

Sold Date

16-Oct-25

 2  1  1

Distance

0km



2/134 DISNEY STREET CRIB POINT VIC 3919

Sold Price

\$535,000

Sold Date

03-Nov-25

 2  1  1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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