Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	53 PETERSON STREET CRIB POINT VIC 3919							
Indicative selling price								
For the meaning of this price	e see consumer.vio	c.gov.au	ı/underquot	ing (*E	Delete single price	e or range	as applicable)	
Single Price		or ra		-	\$850,000	&	\$925,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$747,500	Prop	erty type		House	Suburb	Crib Point	
Period-from	01 Nov 2024	to	31 Oct 2	2025 Source		Cotality		
Comparable property s	ales (*Delete A	or B b	pelow as a	applic	able)			

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 CAVELL WAY CRIB POINT VIC 3919	\$925,000	24-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: 19 November 2025

