

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

6/289 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

\$480,000

&

\$525,000

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

2/44 MILNE STREET CRIB POINT VIC 3919	\$492,000	15-Apr-25
1/136 DISNEY STREET CRIB POINT VIC 3919	\$500,000	07-Dec-24
3/335 STONY POINT ROAD CRIB POINT VIC 3919	\$525,000	12-Nov-24

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: 21 August 2025



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**2/44 MILNE STREET CRIB POINT
VIC 3919**

1 1 1

Sold Price

\$492,000

Sold Date

15-Apr-25

Distance

0.85km



**1/136 DISNEY STREET CRIB POINT
VIC 3919**

3 1 2

Sold Price

\$500,000

Sold Date

07-Dec-24

Distance

0.47km



**3/335 STONY POINT ROAD CRIB
POINT VIC 3919**

3 1 2

Sold Price

\$525,000

Sold Date

12-Nov-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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