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	1/288 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	Crib Point
Period-from	01 Sep 2024	to	31 Aug 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.~~

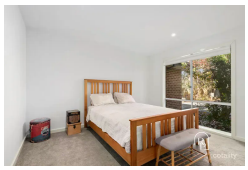
Address of comparable property	Price	Date of sale
1/48A GOVERNORS ROAD CRIB POINT VIC 3919	$650,000	28-Jun-25
7/113 DISNEY STREET CRIB POINT VIC 3919	$665,000	15-Aug-25

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: 02 September 2025

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1/48A GOVERNORS ROAD CRIB POINT VIC 3919

3 2 2

Sold Price **$650,000** Sold Date **28-Jun-25**

Distance **0.63km**



7/113 DISNEY STREET CRIB POINT VIC 3919

3 2 2

Sold Price RS **$665,000** Sold Date **15-Aug-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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