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	5/18 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	$730,000	&	$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	Other	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
2/18 POINT ROAD CRIB POINT VIC 3919	$750,000	-
3/18 POINT ROAD CRIB POINT VIC 3919	$750,000	-
1/18 POINT ROAD CRIB POINT VIC 3919	$800,000	-

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: 06 October 2025

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2/18 POINT ROAD CRIB POINT VIC 3919

- - -

Sold Price **$750,000** Sold Date -

Distance -



3/18 POINT ROAD CRIB POINT VIC 3919

- - -

Sold Price Sold Date -

Distance -



1/18 POINT ROAD CRIB POINT VIC 3919

- - -

Sold Price **$800,000** Sold Date -

Distance -

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

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