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	2/134 DISNEY STREET 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	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
5/144 DISNEY STREET CRIB POINT VIC 3919	$520,000	05-Sep-25
11/99 DISNEY STREET CRIB POINT VIC 3919	$495,000	23-Sep-25
1/50 PETERSON STREET CRIB POINT VIC 3919	$530,000	25-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: 09 October 2025

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5/144 DISNEY STREET CRIB POINT VIC 3919

2 1 1

Sold Price RS $520,000 Sold Date 05-Sep-25

Distance 0.19km



11/99 DISNEY STREET CRIB POINT VIC 3919

2 1 1

Sold Price RS $495,000 Sold Date 23-Sep-25

Distance 0.38km



1/50 PETERSON STREET CRIB POINT VIC 3919

2 1 1

Sold Price $530,000 Sold Date 25-Jun-25

Distance 0.65km

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

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