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	8/75 LORIMER 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	$595,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,000	Property type	Unit	Suburb	Crib Point
Period-from	01 Feb 2025	to	31 Jan 2026	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
3/75 LORIMER STREET CRIB POINT VIC 3919	665000	09-Sep-25
1/240 STONY POINT ROAD CRIB POINT VIC 3919	630000	18-Feb-26
7/41 LORIMER STREET CRIB POINT VIC 3919	640000	17-Jan-26

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: 20 February 2026

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3/75 LORIMER STREET CRIB POINT VIC 3919

3 2 2

Sold Price **665000** Sold Date **09-Sep-25**

Distance **-**



1/240 STONY POINT ROAD CRIB POINT VIC 3919

3 2 2

Sold Price RS **630000** Sold Date **18-Feb-26**

Distance **0.87km**



7/41 LORIMER STREET CRIB POINT VIC 3919

3 2 2

Sold Price RS **640000** Sold Date **17-Jan-26**

Distance **0.43km**

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

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