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	1/37 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,500	Property type	House	Suburb	Crib Point
Period-from	01 Dec 2024	to	30 Nov 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
8 PETERSON STREET CRIB POINT VIC 3919	$750,000	08-Mar-25
33 OROTAVA STREET CRIB POINT VIC 3919	$762,500	14-Nov-25
1/69 DISNEY STREET CRIB POINT VIC 3919	$705,000	18-Oct-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: 05 December 2025

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8 PETERSON STREET CRIB POINT VIC 3919

3 2 2

Sold Price **$750,000** Sold Date **08-Mar-25**

Distance **0.5km**



33 OROTAVA STREET CRIB POINT VIC 3919

4 2 2

Sold Price RS **$762,500** Sold Date **14-Nov-25**

Distance **0.76km**



1/69 DISNEY STREET CRIB POINT VIC 3919

3 2 -

Sold Price RS **$705,000** Sold Date **18-Oct-25**

Distance **0.33km**

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

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