

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

1/44 GOVERNORS 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

Crib Point

Period-from

01 Sep 2025

to

31 Aug 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

1/302 STONY POINT ROAD CRIB POINT VIC 3919	\$690,000	02-Dec-25
33 OROTAVA STREET CRIB POINT VIC 3919	\$762,500	14-Nov-25
125 DISNEY STREET CRIB POINT VIC 3919	\$727,000	27-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: 18 September 2026



**1/302 STONY POINT ROAD CRIB
POINT VIC 3919**

 3  2  1

Sold Price

\$690,000

Sold Date **02-Dec-25**

Distance **0.63km**



**33 OROTAVA STREET CRIB POINT
VIC 3919**

 3  2  2

Sold Price

\$762,500

Sold Date **14-Nov-25**

Distance **0.75km**



**125 DISNEY STREET CRIB POINT
VIC 3919**

 3  2  4

Sold Price

\$727,000

Sold Date **27-Jan-26**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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