

# 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between \$750,000 & \$780,000

### Median sale price

Median price \$720,000 Property type HOUSE Suburb Crib Point

Period - From 01/10/2024 to 26/03/2025 Source Corelogic

### 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 six 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. 8 PETERSPON STREET CRIB POINT VIC 3919	\$750,000	14-Mar-25
2. 10 LOCH STREET CRIB POINT VIC 3919	\$750,000	18-Dec-24
3. 2 VERDUN STREET CRIB POINT VIC 3919	\$765,000	15-Nov-24

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 six months.~~

This Statement of Information was prepared on: 26/03/2025 10:42