

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

2/50 PETERSON 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

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

1/99 DISNEY STREET CRIB POINT VIC 3919	\$580,000	27-Apr-26
2/330 STONY POINT ROAD CRIB POINT VIC 3919	\$610,000	28-May-26
4/330 STONY POINT ROAD CRIB POINT VIC 3919	\$610,000	22-Jun-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: 10 September 2026



1/99 DISNEY STREET CRIB POINT VIC 3919

Sold Price

\$580,000

Sold Date **27-Apr-26**

 3  1  1

Distance **0.36km**



2/330 STONY POINT ROAD CRIB POINT VIC 3919

Sold Price

\$610,000

Sold Date **28-May-26**

 3  2  2

Distance **0.34km**



4/330 STONY POINT ROAD CRIB POINT VIC 3919

Sold Price

Sold Date **22-Jun-26**

 3  2  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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