

## 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

4/88 CRESWELL STREET 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)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Apr 2025

to

31 Mar 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

5/91A CRESWELL STREET CRIB POINT VIC 3919	\$615,000	25-Mar-26
8/75 LORIMER STREET CRIB POINT VIC 3919	\$620,000	13-Mar-26
7/41 LORIMER STREET CRIB POINT VIC 3919	\$640,000	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: 22 April 2026



**5/91A CRESWELL STREET CRIB POINT VIC 3919**

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**25-Mar-26**

 3  2  2

Distance

**0.1km**



**8/75 LORIMER STREET CRIB POINT VIC 3919**

Sold Price

**\$620,000**

Sold Date

**13-Mar-26**

 3  2  2

Distance

**0.74km**



**7/41 LORIMER STREET CRIB POINT VIC 3919**

Sold Price

**\$640,000**

Sold Date

**17-Jan-26**

 3  2  2

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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