

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

2/36A 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,750

Property type

House

Suburb

Crib Point

Period-from

01 Jul 2025

to

30 Jun 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

2/240 STONY POINT ROAD CRIB POINT VIC 3919	\$550,000	27-May-26
1/99 DISNEY STREET CRIB POINT VIC 3919	\$580,000	27-Apr-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: 17 July 2026



**2/240 STONY POINT ROAD CRIB
POINT VIC 3919**

 3  1  1

Sold Price

\$550,000

Sold Date

27-May-26

Distance

0.76km



**1/99 DISNEY STREET CRIB POINT
VIC 3919**

 3  1  1

Sold Price

\$580,000

Sold Date

27-Apr-26

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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