

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

9 OSWIN 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

\$895,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Crib Point

Period-from

01 Feb 2025

to

31 Jan 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

29 MURRAY STREET CRIB POINT VIC 3919	975000	11-Nov-25
78 DUNLOP ROAD BITTERN VIC 3918	938000	29-Aug-25
15 MARKET STREET CRIB POINT VIC 3919	890000	12-Nov-25

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: 23 February 2026



**29 MURRAY STREET CRIB POINT
VIC 3919**

4 2 2

Sold Price

975000

Sold Date

11-Nov-25

Distance

0.3km



**78 DUNLOP ROAD BITTERN VIC
3918**

4 2 2

Sold Price

938000

Sold Date

29-Aug-25

Distance

1.57km



**15 MARKET STREET CRIB POINT
VIC 3919**

4 2 2

Sold Price

890000

Sold Date

12-Nov-25

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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