Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	35 Capstan Crescent, Curlewis VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $939,000 & $979,000

Median sale price

Median price $655,000 Property Type House Suburb Curlewis

Period - From 19/07/2025 to 18/01/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Chappell Avenue Clifton Springs VIC 3222	$975,000	08/11/2025
16 Fairwind Street Curlewis VIC 3222	$950,000	17/10/2025
46 Elandi Street Curlewis	$940,000	03/10/2025

This Statement of Information was prepared on: 19/01/2026