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	11 Waltham Street, Curlewis VIC 3222

Indicative selling price

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

Range between $659,000 & $719,000

Median sale price

Median price $665,000 Property Type House Suburb Curlewis

Period - From 09/08/2025 to 07/02/2026 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 six 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 Woodela Avenue Curlewis VIC 3222	$685,000	24/11/2025
8 Longwood Street Curlewis VIC 3222	$710,000	12/09/2025
27 View Bella Road Curlewis VIC 3222	$670,000	26/08/2025

This Statement of Information was prepared on: 09/02/2026