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 or locality and postcode	8 Lumford Street, Curlewis Vic 3222

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $720,000 Property Type House Suburb Curlewis

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 18 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
1	4 Peace Rd CURLEWIS 3222	$790,000	26/02/2026
2	6 Gidgee Mews CLIFTON SPRINGS 3222	$770,000	09/02/2026
3	10 Mirabell St CURLEWIS 3222	$822,000	15/01/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17/03/2026 11:57

8 Lumford Street, Curlewis Vic 3222

JellisCraig



4 2 2

Property Type: House
Land Size: 544 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median House Price
December quarter 2025: $720,000

Comparable Properties



4 Peace Rd CURLEWIS 3222 (REI)

4 2 2

Price: $790,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 510 sqm approx

Agent Comments



6 Gidgee Mews CLIFTON SPRINGS 3222 (REI)

4 2 2

Price: $770,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 516 sqm approx

Agent Comments



10 Mirabell St CURLEWIS 3222 (REI/VG)

4 2 2

Price: $822,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 511 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE

propertydata .com.au

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