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	40 Massey Crescent, Curlewis VIC 3222

Indicative selling price

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

Range between $679,000 & $739,000

Median sale price

Median price $690,000 Property Type House Suburb Curlewis

Period - From 06/10/2025 to 05/04/2026 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
24 Plough Drive Curlewis VIC 3222	$725,000	15/01/2026
24 Suffolk Street Curlewis VIC 3222	$709,000	09/02/2026
26 Suffolk Street Curlewis VIC 3222	$690,000	19/01/2026

This Statement of Information was prepared on: 07/04/2026