

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

1451-1459 Portarlinton Road, Curlewis VIC 3222

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$692,500

Property Type

Other

Suburb

Curlewis

Period - From

14/05/2025

to

13/05/2026

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
161-169 Jetty Road Drysdale VIC 3222	\$2,941,973	30/05/2025
151-159 Jetty Road Drysdale VIC 3222	\$2,941,973	30/05/2025
30-42 Thomas Street Drysdale VIC 3222	\$2,941,973	30/05/2025

This Statement of Information was prepared on:

14/05/2026