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	16 Baybrook Avenue, Curlewis VIC 3222

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $650,000 Property Type House Suburb Curlewis

Period - From 06/09/2024 to 05/03/2025 Source core_logic

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
18 Domain Avenue Curlewis VIC 3222	$625,000	24/02/2025
11 Anstead Avenue Curlewis VIC 3222	$650,000	08/01/2025
13 Hinterland Drive Curlewis VIC 3222	$625,000	04/12/2024

This Statement of Information was prepared on: 06/03/2025