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	13 Yellowstone Avenue, Curlewis VIC 3222

Indicative selling price

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

Range between $759,000 & $829,000

Median sale price

Median price $647,500 Property Type House Suburb Curlewis

Period - From 19/11/2024 to 19/05/2025 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
84 Coriyule Road Curlewis VIC 3222	$785,000	28/02/2025
87 Coriyule Road Curlewis VIC 3222	$806,500	31/01/2025
15-17 Bonavista Way Curlewis VIC 3222	$825,000	12/03/2025

This Statement of Information was prepared on: 20/05/2025