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	16 Arenal Street, Curlewis VIC 3222

Indicative selling price

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

Range between $675,000 & $725,000

Median sale price

Median price $645,000 Property Type House Suburb Curlewis

Period - From 12/11/2024 to 11/05/2025 Source price_finder

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
31 You Yangs Avenue Curlewis VIC	$662,000	18/02/2025
87 Anstead Avenue Curlewis VIC	$695,000	27/11/2024
76 Coriyule Road Curlewis VIC	$665,000	17/02/2025

This Statement of Information was prepared on: 12/05/2025