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	7 Eaglesnest Drive, Curlewis VIC 3222

Indicative selling price

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

Range between $755,000 & $795,000

Median sale price

Median price $637,500 Property Type House Suburb Curlewis

Period - From 09/05/2025 to 08/11/2025 Source Cotality™

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
7 Sea Haven Drive Clifton Springs VIC 3222	$795,000	06/11/2025
34 Baybrook Avenue Curlewis VIC 3222	$780,000	21/08/2025
13 Yellowstone Avenue Curlewis VIC 3222	$763,500	07/07/2025

This Statement of Information was prepared on: 10/11/2025