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 or locality and postcode	26 Suffolk Street, Curlewis Vic 3222

Indicative selling price

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

Range between $660,000 & $720,000

Median sale price

Median price $707,500 Property Type House Suburb Curlewis

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Balboa Gr CURLEWIS 3222	$635,000	22/10/2025
2	2 Yellowstone Av CURLEWIS 3222	$680,000	16/10/2025
3	55 Stanley Av CURLEWIS 3222	$655,000	05/09/2025

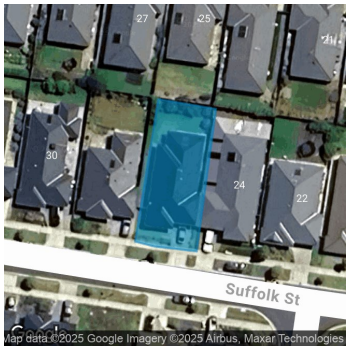
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02/12/2025 17:18

26 Suffolk Street, Curlewis Vic 3222

JellisCraig



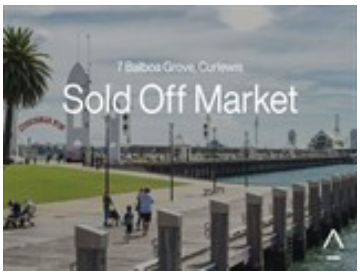
4 2 2

Property Type: Land
Land Size: 455 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median House Price
September quarter 2025: $707,500

Comparable Properties



7 Balboa Gr CURLEWIS 3222 (REI/VG)

4 2 2

Price: $635,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments



2 Yellowstone Av CURLEWIS 3222 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 475 sqm approx

Agent Comments



55 Stanley Av CURLEWIS 3222 (REI/VG)

4 2 2

Price: $655,000
Method: Private Sale
Date: 05/09/2025
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE

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