

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

8 AMBER AVENUE CURLEWIS VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,250

Property type

House

Suburb

Curlewis

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

25 MEADOW DRIVE CURLEWIS VIC 3222	\$660,000	28-Feb-25
16 ARENAL STREET CURLEWIS VIC 3222	\$690,000	16-Jul-25
31 YOU YANGS AVENUE CURLEWIS VIC 3222	\$662,000	18-Feb-25

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: 16 October 2025



25 MEADOW DRIVE CURLEWIS VIC 3222 Sold Price **\$660,000** Sold Date **28-Feb-25**

 4  2  2

Distance **0.4km**



16 ARENAL STREET CURLEWIS VIC 3222 Sold Price **\$690,000** Sold Date **16-Jul-25**

 4  2  2

Distance **0.57km**



31 YOU YANGS AVENUE CURLEWIS VIC 3222 Sold Price **\$662,000** Sold Date **18-Feb-25**

 4  2  2

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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