

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 SUFFOLK STREET 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Curlewis

Period-from

01 Jan 2025

to

31 Dec 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

24 PLOUGH DRIVE CURLEWIS VIC 3222	\$685,000	14-Jun-25
2 YELLOWSTONE AVENUE CURLEWIS VIC 3222	\$680,000	11-Oct-25
16 ARENAL STREET CURLEWIS VIC 3222	\$690,000	16-Jul-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: 12 January 2026


24 PLOUGH DRIVE CURLEWIS VIC 3222

Sold Price

\$685,000

Sold Date

14-Jun-25
 4
  2
  2

Distance

0.09km

2 YELLOWSTONE AVENUE CURLEWIS VIC 3222

Sold Price

\$680,000

Sold Date

11-Oct-25
 4
  2
  2

Distance

0.45km

16 ARENAL STREET CURLEWIS VIC 3222

Sold Price

\$690,000

Sold Date

16-Jul-25
 4
  2
  2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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