

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 EAGLESNEST DRIVE, CURLEWIS, VIC 3222

Indicative selling price

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

Single price

or range between

\$1,275,000

&

\$1,399,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

CURLEWIS

Period - From

April 2024

to

April 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
17-19 ETOSHA WAY, CULEWIS VIC 3222	\$1,500,000	02/05/2024
24 PIERVIEW DRIVE CURLEWIS VIC 3222	\$1,150,000	20/02/2024
31 HILLTOP DRIVE CURLEWIS VIC 3222	\$1,244,000	15/10/2023

This Statement of Information was prepared on:

14/04/2025