

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

34 BAYBROOK 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Curlewis

Period-from

01 Jul 2024

to

30 Jun 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

13 ANDALE AVENUE CURLEWIS VIC 3222	\$745,000	02-Jun-25
83-85 ANSTEAD AVENUE CURLEWIS VIC 3222	\$815,000	10-Jul-25
87 CORIYULE ROAD CURLEWIS VIC 3222	\$806,500	31-Jan-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: 22 July 2025



13 ANDALE AVENUE CURLEWIS VIC 3222

 3
  2
  2

Sold Price

\$745,000

Sold Date

02-Jun-25

Distance

0.33km


83-85 ANSTEAD AVENUE CURLEWIS VIC 3222

 4
  2
  2

Sold Price

^{RS} **\$815,000**

Sold Date

10-Jul-25

Distance

0.45km


87 CORIYULE ROAD CURLEWIS VIC 3222

 4
  2
  2

Sold Price

\$806,500

Sold Date

31-Jan-25

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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