

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

44 Kakadu Dr, Curlewis

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between \$615,000 & \$635,000

### Median sale price

Median price \$645,000 Property type Residential House Suburb Curlewis

Period - From March 2024 to April 2025 Source Realestate.com.au

### Comparable property sales

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
6 Massey Cres, Curlewis	\$631,500	02/04/2025
2 Amber Ave, Curlewis	\$630,000	31/03/2025
5 Yosemite Ave, Curlewis	\$630,000	06/03/2025

This Statement of Information was prepared on: 08/04/2025