

# 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