

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

8 YELLOWSTONE 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Curlewis

Period-from

01 Nov 2024

to

31 Oct 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

98 BARRANDS LANE DRYSDALE VIC 3222	\$607,000	18-Jul-25
42 HILL STREET CLIFTON SPRINGS VIC 3222	\$640,000	28-May-25
9 TIVOLI DRIVE CURLEWIS VIC 3222	\$612,000	19-Jun-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: 25 November 2025


**98 BARRANDS LANE DRYSDALE
VIC 3222**

 3
  2
  1

Sold Price

\$607,000

Sold Date

18-Jul-25

Distance

2.01km

**42 HILL STREET CLIFTON SPRINGS
VIC 3222**

 3
  2
  1

Sold Price

\$640,000

Sold Date

28-May-25

Distance

1.73km

**9 TIVOLI DRIVE CURLEWIS VIC
3222**

 3
  2
  1

Sold Price

\$612,000

Sold Date

19-Jun-25

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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