

# 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 or  
locality and postcode

15 Andale Avenue, Curlewis Vic 3222

### Indicative selling price

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

Range between

\$650,000

&

\$685,000

### Median sale price

Median price

\$637,500

Property Type

House

Suburb

Curlewis

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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
1	13 Andale Av CURLEWIS 3222	\$745,000	02/06/2025
2	18 Hyde Way CURLEWIS 3222	\$630,000	26/07/2024
3	38 Hyde Way CURLEWIS 3222	\$660,000	29/04/2024

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:

12/06/2025 11:26



 3  2  2+

**Property Type:** Land

**Land Size:** 513 sqm approx

**Agent Comments**

## Comparable Properties



**13 Andale Av CURLEWIS 3222 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 02/06/2025

**Property Type:** House

**Land Size:** 576 sqm approx



**18 Hyde Way CURLEWIS 3222 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 26/07/2024

**Property Type:** House

**Land Size:** 512 sqm approx



**38 Hyde Way CURLEWIS 3222 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** House (Res)

**Land Size:** 448 sqm approx