

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	35 Curlew Drive Echuca, 3564
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$435,000
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Median sale price

Median price	\$399,000	Property Type	LAND	Suburb	ECHUCA
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

Comparable property sales

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	51 Curlew Drive, Echuca VIC 3564	\$407,500	25-Mar-2025
2	103 Curlew Drive, Echuca VIC 3564	\$400,000	20-Jun-2025
3	4 Despatch Street, Echuca VIC 3564	\$462,000	22-May-2025

This statement of information was prepared on 21-May-2026 at 1:11:10 PM AEST