

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

13 BALBOA GROVE 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

\$850,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Curlewis

Period-from

01 Apr 2025

to

31 Mar 2026

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

13 BLISS WAY CURLEWIS VIC 3222	\$900,000	26-Feb-26
67 YOU YANGS AVENUE CURLEWIS VIC 3222	\$880,000	24-Jul-25
169 OCEANIA DRIVE CURLEWIS VIC 3222	\$895,000	24-Oct-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: 09 April 2026



13 BLISS WAY CURLEWIS VIC 3222 Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **26-Feb-26**

 4  3  2

Distance **1.38km**



**67 YOU YANGS AVENUE
CURLEWIS VIC 3222** Sold Price **\$880,000** Sold Date **24-Jul-25**

 4  2  2

Distance **1.6km**



**169 OCEANIA DRIVE CURLEWIS
VIC 3222** Sold Price **\$895,000** Sold Date **24-Oct-25**

 4  2  2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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