

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 Curran Way Tootgarook, 3941
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Indicative selling price

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

Single price	\$650,000
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Median sale price

Median price	NOT PROVIDED	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From		to		Source	NOT PROVIDED

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This statement of information was prepared on 18-Aug-2025 at 2:55:10 PM AEST