

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
---	--------------------------------

Indicative selling price

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

Single price	\$420,000
--------------	-----------

Median sale price

Median price	NOT PROVIDED	Property Type	VACANT LAND	Suburb	TOOTGAROOK
--------------	--------------	---------------	-------------	--------	------------

Period - From	01-Mar-2025	to	28-Feb-2026	Source	NOT PROVIDED
---------------	-------------	----	-------------	--------	--------------

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Marnoo Court, Tootgarook	\$440,000	26-Mar-2026
2	51 Bella Vista Drive, Tootgarook	\$440,000	03-Mar-2026
3	62 Golf Parrade, Rye	\$475,000	13-Nov-2025

This statement of information was prepared on 17-Apr-2026 at 10:42:05 AM AEST