

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 CURLEW DRIVE CAPEL SOUND VIC 3940

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Capel Sound

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 54 TARWARRI AVENUE CAPEL SOUND VIC 3940 | \$810,000 | 23-Jan-26 |
| 21 ILLAROO STREET CAPEL SOUND VIC 3940  | \$800,000 | 05-Feb-26 |
| 6 PARK AVENUE CAPEL SOUND VIC 3940      | \$815,000 | 01-Jun-26 |

OR

**B\*** ~~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 6 months.~~

This Statement of Information was prepared on: 06 July 2026



54 TARWARRI AVENUE CAPEL SOUND VIC 3940

3

2

1

Sold Price

\$810,000

Sold Date

23-Jan-26

Distance

0.57km



21 ILLAROO STREET CAPEL SOUND VIC 3940

3

2

4

Sold Price

\$800,000

Sold Date

05-Feb-26

Distance

0.83km



6 PARK AVENUE CAPEL SOUND VIC 3940

3

2

1

Sold Price

\$815,000

Sold Date

01-Jun-26

Distance

1.44km

RS = Recent sale      UN = Undisclosed Sale

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