

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

1/146 CADLES ROAD CARRUM DOWNS VIC 3201

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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carrum Downs

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

8/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$730,000	24-Feb-26
9/130 CADLES ROAD CARRUM DOWNS VIC 3201	\$710,000	30-Mar-26
1/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$710,000	14-Mar-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: 18 July 2026

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8/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201

 3  2  2

Sold Price

\$730,000

Sold Date

24-Feb-26

Distance

0.57km



9/130 CADLES ROAD CARRUM
DOWNS VIC 3201

 3  2  2

Sold Price

\$710,000

Sold Date

30-Mar-26

Distance

0.15km



1/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201

 3  2  2

Sold Price

\$710,000

Sold Date

14-Mar-26

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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