

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 suburbs or
locality and postcode

1/77 LYREBIRD DRIVE 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 \$685,000 & \$750,000

Median sale price

Median price

\$620,000

Property type

Unit

Suburb

Carrum Downs

Period - From

01 Mar 2025

to

28 Feb 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

17/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$701,000	08-Dec-25
3/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$696,500	04-Oct-25
9/34 SZER WAY CARRUM DOWNS VIC 3201	\$690,000	24-Nov-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: 06 March 2025