

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 DEAN COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2025

to

31 Jul 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

2 EUCALYPTUS WALK CARRUM DOWNS VIC 3201	\$730,000	14-Apr-26
15 CASSOWARY CLOSE CARRUM DOWNS VIC 3201	\$750,000	29-Jul-26
2 HAWTHORN COURT CARRUM DOWNS VIC 3201	\$785,000	08-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: 25 August 2026

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2 EUCALYPTUS WALK CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

\$730,000

Sold Date

14-Apr-26

Distance

0.69km



15 CASSOWARY CLOSE CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

^{RS} **\$750,000**

Sold Date

29-Jul-26

Distance

1.16km



2 HAWTHORN COURT CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

^{RS} **\$785,000**

Sold Date

08-Jun-26

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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