

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

14 SANDFIELD 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

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

97 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$811,000	13-Feb-26
6 FANTAIL COURT CARRUM DOWNS VIC 3201	\$852,000	24-Feb-26
16 MANNA GUM COURT CARRUM DOWNS VIC 3201	\$875,000	05-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: 06 August 2026



97 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

4 2 2

Sold Price

\$811,000

Sold Date

13-Feb-26

Distance

1.94km



6 FANTAIL COURT CARRUM DOWNS VIC 3201

4 2 1

Sold Price

\$852,000

Sold Date

24-Feb-26

Distance

1.16km



16 MANNA GUM COURT CARRUM DOWNS VIC 3201

4 2 1

Sold Price

\$875,000

Sold Date

05-Mar-26

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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