

## 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

15 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201

### 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,200

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 23 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201  | \$680,000 | 15-May-26 |
| 7/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201 | \$691,000 | 13-Apr-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: 15 September 2026


**23 JUMBUCK CIRCUIT CARRUM  
DOWNS VIC 3201**

 3
  2
  1

Sold Price **\$680,000** Sold Date **15-May-26**

Distance **0.02km**


**7/11 BRUNNINGS ROAD CARRUM  
DOWNS VIC 3201**

 3
  2
  1

Sold Price **\$691,000** Sold Date **13-Apr-26**

Distance **1.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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