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<br>Including suburb and postcode | 18/36 HALL 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 | $550,000 | & | $605,000 |

## 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 |
|---|---|---|
| 25/21 HALL ROAD CARRUM DOWNS VIC 3201 | $558,000 | 03-Sep-26 |
| 46/41-43 CADLES ROAD CARRUM DOWNS VIC 3201 | $599,000 | 06-Apr-26 |
| 30/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201 | $570,000 | 06-Aug-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: 24 September 2026

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**25/21 HALL ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price RS $558,000 Sold Date 03-Sep-26

Distance 0.2km

**46/41-43 CADLES ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price $599,000 Sold Date 06-Apr-26

Distance 0.84km

**30/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201**

2 1 1

Sold Price RS $570,000 Sold Date 06-Aug-26

Distance 1.03km

**2 FLORA LANE CARRUM DOWNS VIC 3201**

2 1 1

Sold Price $570,000 Sold Date 29-Jun-26

Distance 1.05km

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

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