

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

25/21 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2025

to

30 Jun 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

21/21 HALL ROAD CARRUM DOWNS VIC 3201	\$540,000	24-Jul-25
2/27 HALL ROAD CARRUM DOWNS VIC 3201	\$600,000	02-Feb-25
4/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$610,000	05-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 July 2026



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

2 1 1

Sold Price **\$540,000** Sold Date **24-Jul-25**

Distance **0.05km**



**2/27 HALL ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$600,000** Sold Date **02-Feb-25**

Distance **0.1km**



**4/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$610,000** Sold Date **05-Apr-26**

Distance **0.1km**

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

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