

## 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 CARRUM WOODS DRIVE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2025

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 9 COLES PARKWAY CARRUM DOWNS VIC 3201    | \$780,000 | 09-Apr-26 |
| 1 SILVERBARK COURT CARRUM DOWNS VIC 3201 | \$770,000 | 13-Apr-26 |
| 9 SUTTON CRESCENT CARRUM DOWNS VIC 3201  | \$750,000 | 03-Feb-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: 04 May 2026

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**9 COLES PARKWAY CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**09-Apr-26**

Distance

**1.05km**



**1 SILVERBARK COURT CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price

<sup>RS</sup>

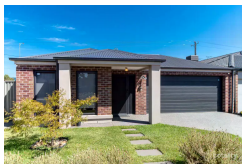
**\$770,000**

Sold Date

**13-Apr-26**

Distance

**0.73km**



**9 SUTTON CRESCENT CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**03-Feb-26**

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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