

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

3 SANDSTONE CIRCUIT 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2025

to

31 Mar 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

19 SANDSTONE CIRCUIT CARRUM DOWNS VIC 3201	\$736,500	31-Mar-26
6/104 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$741,000	09-Mar-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: 30 April 2026

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**19 SANDSTONE CIRCUIT CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$736,500

Sold Date

31-Mar-26

 3  2  2

Distance

0km



**6/104 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$741,000

Sold Date

09-Mar-26

 3  2  2

Distance

0.35km



**9 SUTTON CRESCENT CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$750,000

Sold Date

03-Feb-26

 3  2  2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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