

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

30/15 BALMAIN DRIVE 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

\$650,000

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

11/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$606,000	29-Apr-26
4/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$610,000	05-Apr-26
4/12 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$550,000	23-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

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**11/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$606,000

Sold Date

29-Apr-26
 2

 1

 1

Distance

0.71km

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

Sold Price

\$610,000

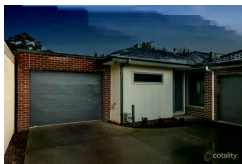
Sold Date

05-Apr-26
 2

 1

 1

Distance

1.06km

**4/12 WILLIAM ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$550,000

Sold Date

23-Apr-26
 2

 1

 1

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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