

## 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

33 CLIFTON PARK 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2025

to

28 Feb 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1 GONIS CRESCENT CARRUM DOWNS VIC 3201      | \$870,000 | 06-Oct-25 |
| 97 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201 | \$811,000 | 19-Feb-26 |
| 4 KATRINA COURT CARRUM DOWNS VIC 3201       | \$850,000 | 12-Nov-25 |

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: 26 March 2026

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**1 GONIS CRESCENT CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$870,000** Sold Date **06-Oct-25**

Distance **0.75km**



**97 CARRUM WOODS DRIVE  
CARRUM DOWNS VIC 3201**

4 2 2

Sold Price <sup>RS</sup> **\$811,000** <sup>UN</sup> Sold Date **19-Feb-26**

Distance **1.44km**



**4 KATRINA COURT CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$850,000** Sold Date **12-Nov-25**

Distance **1.84km**

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

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