

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

4/11 BRUNNINGS 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

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

4/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$610,000	20-Apr-26
46/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$599,000	06-Apr-26
2/103A CADLES ROAD CARRUM DOWNS VIC 3201	\$575,000	22-May-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: 29 May 2026

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

Sold Price

^{RS}

\$610,000

Sold Date **20-Apr-26**

 2  1  1

Distance **1.33km**



**46/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$599,000

Sold Date **06-Apr-26**

 2  1  1

Distance **0.51km**



**2/103A CADLES ROAD CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$575,000

Sold Date **22-May-26**

 2  1  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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