

## 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

4/55 MCCORMICKS ROAD 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

\$580,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 8/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201 | \$605,000 | 09-Dec-25 |
| 2/26 JULIANA DRIVE CARRUM DOWNS VIC 3201   | \$616,500 | 12-Jan-26 |
| 32/59 CADLES ROAD CARRUM DOWNS VIC 3201    | \$617,600 | 07-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



**8/27 MCCORMICKS ROAD  
CARRUM DOWNS VIC 3201**

2 3 1

Sold Price **\$605,000** Sold Date **09-Dec-25**

Distance **0.3km**



**2/26 JULIANA DRIVE CARRUM  
DOWNS VIC 3201**

2 1 1

Sold Price **\$616,500** Sold Date **12-Jan-26**

Distance **0.79km**



**32/59 CADLES ROAD CARRUM  
DOWNS VIC 3201**

2 1 1

Sold Price **\$617,600** Sold Date **07-Feb-26**

Distance **1.85km**

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

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