

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

46/41-43 CADLES 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

\$622,500

Property type

Unit

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

32/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$617,600	07-Feb-26
12 MERCURY COURT CARRUM DOWNS VIC 3201	\$610,000	27-Nov-25
2/9 KESTREL COURT CARRUM DOWNS VIC 3201	\$580,000	21-Oct-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: 24 March 2026

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

 2  1  1

Sold Price

\$617,600

Sold Date **07-Feb-26**

Distance **0.25km**



**12 MERCURY COURT CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$610,000

Sold Date **27-Nov-25**

Distance **0.55km**



**2/9 KESTREL COURT CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$580,000

Sold Date **21-Oct-25**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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