

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

5 DESMOND COURT 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

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

6 ST ANTHONY COURT CARRUM DOWNS VIC 3201	\$842,000	17-Mar-26
24 ORAMA AVENUE CARRUM DOWNS VIC 3201	\$832,500	12-May-26
4 REECE COURT CARRUM DOWNS VIC 3201	\$808,000	14-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: 11 July 2026

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6 ST ANTHONY COURT CARRUM DOWNS VIC 3201

Sold Price

\$842,000

Sold Date

17-Mar-26

 3

 2

 2

Distance

0.76km



24 ORAMA AVENUE CARRUM DOWNS VIC 3201

Sold Price

\$832,500

Sold Date

12-May-26

 3

 2

 2

Distance

1.77km



4 REECE COURT CARRUM DOWNS VIC 3201

Sold Price

\$808,000

Sold Date

14-Apr-26

 3

 2

 2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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