

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

6/126 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

\$670,000

&

\$720,000

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

9/130 CADLES ROAD CARRUM DOWNS VIC 3201	\$710,000	30-Mar-26
1/105 CADLES ROAD CARRUM DOWNS VIC 3201	\$690,000	24-Apr-26
1/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$710,000	14-Mar-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



**9/130 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$710,000** Sold Date **30-Mar-26**

Distance **0.06km**



**1/105 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **24-Apr-26**

Distance **0.26km**



**1/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$710,000** Sold Date **14-Mar-26**

Distance **0.53km**

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

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