

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

6/9 BUSHLARK DRIVE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

2/103A CADLES ROAD CARRUM DOWNS VIC 3201	\$575,000	22-May-26
4/12 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$550,000	23-Apr-26
2/12 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$550,000	23-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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**2/103A CADLES ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

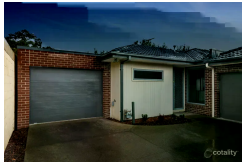
Sold Price

^{RS}

\$575,000

Sold Date **22-May-26**

Distance **1.88km**



**4/12 WILLIAM ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$550,000

Sold Date **23-Apr-26**

Distance **0.96km**



**2/12 WILLIAM ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

Sold Date **23-Apr-26**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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