

## 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

7 PITTA PLACE 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

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 22 CURRAWONG DRIVE CARRUM DOWNS VIC 3201  | \$873,000 | 17-Apr-26 |
| 16 HONEYEATER PLACE CARRUM DOWNS VIC 3201 | \$715,000 | 27-Feb-26 |
| 2 SASH CLOSE CARRUM DOWNS VIC 3201        | \$865,000 | 11-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: 22 April 2026

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**22 CURRAWONG DRIVE CARRUM  
DOWNS VIC 3201**

Sold Price

<sup>RS</sup>

**\$873,000**

Sold Date

**17-Apr-26**



3



2



2

Distance

**0.14km**



**16 HONEYEATER PLACE CARRUM  
DOWNS VIC 3201**

Sold Price

**\$715,000**

Sold Date

**27-Feb-26**



3



2



2

Distance

**1.2km**



**2 SASH CLOSE CARRUM DOWNS  
VIC 3201**

Sold Price

<sup>RS</sup>

**\$865,000**

Sold Date

**11-Mar-26**



3



2



1

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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