

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

8/35 BRUNNINGS 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

\$650,000

&

\$715,000

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

1/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$710,000	14-Mar-26
9/130 CADLES ROAD CARRUM DOWNS VIC 3201	\$710,000	30-Mar-26
17/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$701,000	08-Dec-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: 25 May 2026

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

 3  2  2

Sold Price

\$710,000

Sold Date

14-Mar-26

Distance

0km



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

 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

30-Mar-26

Distance

0.59km



**17/59 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$701,000

Sold Date

08-Dec-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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