

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

9/59 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

\$635,000

&

\$695,000

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

23 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$686,000	28-Jan-26
1/105 CADLES ROAD CARRUM DOWNS VIC 3201	\$684,000	24-Apr-26
29/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$650,200	31-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: 04 July 2026

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**23 BOTANY DRIVE CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$686,000

Sold Date

28-Jan-26

Distance

0.5km



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

 3  2  2

Sold Price

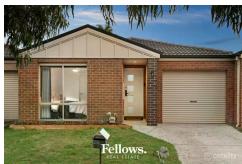
\$684,000

Sold Date

24-Apr-26

Distance

0.32km



**29/75 HERBERT ROAD CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$650,200

Sold Date

31-Mar-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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