

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

32/15 BALMAIN 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$520,000	26-Nov-24
33 CANE MEWS SEAFORD VIC 3198	\$525,000	08-Mar-25
10/40 FELLOWES STREET SEAFORD VIC 3198	\$540,000	03-Dec-24

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 2025

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**3/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

\$520,000

Sold Date **26-Nov-24**

Distance

1.08km

**33 CANE MEWS SEAFORD VIC
3198**
 2  1  1

Sold Price

\$525,000

Sold Date **08-Mar-25**

Distance

1.17km

**10/40 FELLOWES STREET
SEAFORD VIC 3198**
 2  1  1

Sold Price

\$540,000

Sold Date **03-Dec-24**

Distance

1.89km
RS = Recent sale

UN = Undisclosed Sale

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