

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 LILY PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2024

to

31 May 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

5 CASTLEREAGH STREET CARRUM DOWNS VIC 3201	\$884,000	17-May-25
66 HERBERT ROAD CARRUM DOWNS VIC 3201	\$878,310	02-Mar-25
34 ORAMA AVENUE CARRUM DOWNS VIC 3201	\$807,000	04-Apr-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: 14 June 2025

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**5 CASTLEREAGH STREET CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$884,000

Sold Date

17-May-25

Distance

1.87km



**66 HERBERT ROAD CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$878,310

Sold Date

02-Mar-25

Distance

1.02km



**34 ORAMA AVENUE CARRUM
DOWNS VIC 3201**

 4  2  1

Sold Price

\$807,000

Sold Date

04-Apr-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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