

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

5 TREMAINE COURT 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

\$660,000

&

\$720,000

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

2 JOSEPHINA COURT CARRUM DOWNS VIC 3201	\$677,000	04-Feb-25
6 TURNSTONE COURT CARRUM DOWNS VIC 3201	\$670,000	21-Mar-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 June 2025

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**2 JOSEPHINA COURT CARRUM
DOWNS VIC 3201** 3  1  1

Sold Price

\$677,000Sold Date **04-Feb-25**

Distance

1.08km**6 TURNSTONE COURT CARRUM
DOWNS VIC 3201** 3  1  1

Sold Price

\$670,000Sold Date **21-Mar-25**

Distance

1.66km**RS** = Recent sale**UN** = Undisclosed Sale

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