

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 22 TRAFFORD ROAD CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$840,000 & \$890,000

Median sale price

Median price \$717,000

Property type House

Carrum Downs

Period - From 1 June 2024

to

31 May 2025

Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201	\$867,500	18-Mar-25
5 CASTLEREAGH STREET CARRUM DOWNS VIC 3201	\$884,000	17-May-25
9 CLANCY CRESCENT CARRUM DOWNS VIC 3201	\$850,000	14-Mar-25

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 June 2025