

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 MELLOWOOD 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 \$745,000 & \$795,000

Median sale price

Median price \$720,000 Property type House Suburb Carrum Downs

Period - From 01 Aug 2024 to 31 Jul 2025 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 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
8 LORETTA STREET CARRUM DOWNS VIC 3201	\$745,000	22-Mar-25
29 TYNTYNDER DRIVE CARRUM DOWNS VIC 3201	\$750,000	31-Mar-25
17 ARCADIA STREET CARRUM DOWNS VIC 3201	\$793,000	07-Jun-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 six months.~~

This Statement of Information was prepared on: 06 August 2025