

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

12/104 BRODERICK ROAD 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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 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

12/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$665,000	22-Apr-25
19/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$645,555	12-Jul-25
30/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$630,000	07-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: 15 August 2025

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**12/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$665,000

Sold Date

22-Apr-25

Distance

0.66km



**19/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

^{RS} **\$645,555**

Sold Date

12-Jul-25

Distance

0.68km



**30/59 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$630,000

Sold Date

07-Mar-25

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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