

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

1 FLORA LANE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2024

to

30 Sep 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

6 PROTEA STREET CARRUM DOWNS VIC 3201	\$680,000	29-Oct-25
35 EARNSHAW DRIVE CARRUM DOWNS VIC 3201	\$715,000	03-Sep-25
3/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$696,500	04-Oct-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: 31 October 2025

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**6 PROTEA STREET CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

^{RS} **\$680,000**

Sold Date

29-Oct-25

Distance

0.39km

**35 EARNSHAW DRIVE CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

\$715,000

Sold Date

03-Sep-25

Distance

0.71km

**3/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$696,500**

Sold Date

04-Oct-25

Distance

1.24km

**24 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**
 3  2  2

Sold Price

\$720,000

Sold Date

19-Aug-25

Distance

0.82km

**7 HARRISON COURT CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

^{RS} **\$750,000**

Sold Date

16-Oct-25

Distance

1.03km

**85 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**
 3  2  2

Sold Price

\$725,000

Sold Date

16-May-25

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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