

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

9/41-43 CADLES 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

\$550,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 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

6/32 LATS AVENUE CARRUM DOWNS VIC 3201	\$582,500	21-Jul-25
24/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$580,000	17-Jul-25
16/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$555,000	06-Aug-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: 24 September 2025

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**6/32 LATS AVENUE CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

\$582,500

Sold Date

21-Jul-25

Distance

0.62km



**24/49 OBERON DRIVE CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

\$580,000

Sold Date

17-Jul-25

Distance

0.62km



**16/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

^{RS} **\$555,000**

Sold Date

06-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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