

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

4 SHANE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2024

to

31 Oct 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

4 EARNSHAW DRIVE CARRUM DOWNS VIC 3201	\$750,000	25-Aug-25
3 EXFORD COURT CARRUM DOWNS VIC 3201	\$871,000	09-Aug-25
5 MELLOWOOD COURT CARRUM DOWNS VIC 3201	\$805,000	13-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 November 2025

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4 EARNSHAW DRIVE CARRUM DOWNS VIC 3201

 3  2  -

Sold Price

\$750,000

Sold Date **25-Aug-25**

Distance

0.27km



3 EXFORD COURT CARRUM DOWNS VIC 3201

 3  2  3

Sold Price

\$871,000

Sold Date **09-Aug-25**

Distance

0.3km



5 MELLOWOOD COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$805,000

Sold Date **13-Aug-25**

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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