

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

8 MAPLEWOOD 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

\$795,000

&

\$870,000

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

1 GONIS CRESCENT CARRUM DOWNS VIC 3201	\$870,000	06-Oct-25
1 MINA COURT CARRUM DOWNS VIC 3201	\$865,000	03-Jul-25
2 HOLLY PLACE CARRUM DOWNS VIC 3201	\$842,000	31-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: 26 November 2025

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1 GONIS CRESCENT CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

\$870,000

Sold Date

06-Oct-25

Distance

1.9km



1 MINA COURT CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

\$865,000

Sold Date

03-Jul-25

Distance

1.96km



2 HOLLY PLACE CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

^{RS} **\$842,000**

Sold Date

31-Oct-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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