

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

5 DESMOND 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2025

to

30 Jun 2026

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

7 PITTA PLACE CARRUM DOWNS VIC 3201	\$872,000	11-May-26
4 DESMOND COURT CARRUM DOWNS VIC 3201	\$826,000	02-Jun-26
7 BOWERBIRD PLACE CARRUM DOWNS VIC 3201	\$842,000	12-May-26

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: 18 July 2026

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7 PITTA PLACE CARRUM DOWNS VIC 3201

Sold Price

^{RS}

\$872,000

Sold Date

11-May-26

 3

 2

 2

Distance

1.54km



4 DESMOND COURT CARRUM DOWNS VIC 3201

Sold Price

\$826,000

Sold Date

02-Jun-26

 4

 2

 2

Distance

0.02km



7 BOWERBIRD PLACE CARRUM DOWNS VIC 3201

Sold Price

^{RS}

\$842,000

Sold Date

12-May-26

 3

 2

 2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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