

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 KIERAN 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2025

to

30 Apr 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

6 ST ANTHONY COURT CARRUM DOWNS VIC 3201	\$842,000	17-Mar-26
50 HERBERT ROAD CARRUM DOWNS VIC 3201	\$825,000	07-Jan-26
7 SAM STREET CARRUM DOWNS VIC 3201	\$792,500	15-Feb-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: 12 May 2026

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6 ST ANTHONY COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

^{RS}

\$842,000

Sold Date

17-Mar-26

Distance

0.22km



50 HERBERT ROAD CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$825,000

Sold Date

07-Jan-26

Distance

0.27km



7 SAM STREET CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

\$792,500

Sold Date

15-Feb-26

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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