

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

1/146 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,100

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2025

to

31 Jul 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

8/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$720,000	30-May-26
4/126 CADLES ROAD CARRUM DOWNS VIC 3201	\$705,000	02-Apr-26
1/105 CADLES ROAD CARRUM DOWNS VIC 3201	\$684,000	24-Apr-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: 22 August 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**8/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$720,000

Sold Date **30-May-26**

Distance

0.57km



**4/126 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$705,000

Sold Date **02-Apr-26**

Distance

0.18km



**1/105 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$684,000

Sold Date **24-Apr-26**

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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