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<br>Including suburb and postcode | 1 NICHOLAS 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 | $750,000 | & | $825,000 |

## 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 |
|---|---|---|
| 4 REECE COURT CARRUM DOWNS VIC 3201 | $808,000 | 14-Apr-26 |
| 84 HERBERT ROAD CARRUM DOWNS VIC 3201 | $795,000 | 29-Jun-26 |
| 15 CAPELLA PLACE CARRUM DOWNS VIC 3201 | $780,000 | 01-Jul-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.~~

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OBrien Real Estate

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**4 REECE COURT CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$808,000** Sold Date **14-Apr-26**

Distance **1.62km**



**84 HERBERT ROAD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price RS **$795,000** Sold Date **29-Jun-26**

Distance **0.81km**



**15 CAPELLA PLACE CARRUM DOWNS VIC 3201**

3 2 -

Sold Price RS **$780,000** Sold Date **01-Jul-26**

Distance **0.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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