

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

9/27 BRUNNINGS 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

15/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$590,000	26-May-26
4/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$605,000	07-Jun-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 July 2026

Symone Gatt

M 0430 003 583

E symone.gatt@obre.com.au

**15/27 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

\$590,000

Sold Date

26-May-26

Distance

0.04km**4/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

\$605,000

Sold Date

07-Jun-26

Distance

0.16km**RS** = Recent sale**UN** = Undisclosed Sale

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