

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

2 MORGAN 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

\$635,000

&

\$695,000

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

7/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$691,000	13-Apr-26
23 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201	\$680,000	15-May-26
12 WINTER LANE CARRUM DOWNS VIC 3201	\$650,000	29-Mar-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: 31 July 2026

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**7/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$691,000

Sold Date

13-Apr-26

Distance

1.36km



**23 JUMBUCK CIRCUIT CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$680,000

Sold Date

15-May-26

Distance

0.31km



**12 WINTER LANE CARRUM DOWNS
VIC 3201**

 3  2  2

Sold Price

\$650,000

Sold Date

29-Mar-26

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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