Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 21/10/26

Property offered for sale

Address
Including suburb and postcode: 6/85 OGRADYS ROAD CARRUM DOWNS VIC 3201

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Unit	3	2	2	109m²	217m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $625,000 & $685,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $670,000 | Property type Unit | Suburb Carrum Downs

Period: from 01 Oct 2025 to 30 Sep 2026 | Source Cotality

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Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
7/91 OGRADYS ROAD CARRUM DOWNS VIC 3201	$677,700	01-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	3	2	2	108m²	220m²

Comparable property 2

Address	Sale price	Date of sale
17/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	$680,000	07-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	3	2	1	117m²	220m²

Comparable property 3

Address	Sale price	Date of sale
9/59 CADLES ROAD CARRUM DOWNS VIC 3201	$670,000	22-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	3	2	1	115m²	216m²

Reason there are fewer than three comparable properties

☐ ~~**I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$665,000
Unconditional sale date	21/10/2026

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7/91 OGRADYS ROAD CARRUM DOWNS VIC 3201

Sold Price $677,700 Sold Date 01-Aug-26

UNIT

3 2 2 220m² 108m²

Distance 0.07km



17/20 ROBIN DRIVE CARRUM DOWNS VIC 3201

Sold Price $680,000 Sold Date 07-Aug-26

UNIT

3 2 1 220m² 117m²

Distance 0.86km



9/59 CADLES ROAD CARRUM DOWNS VIC 3201

Sold Price RS $670,000 Sold Date 22-Jul-26

UNIT

3 2 1 216m² 115m²

Distance 1.48km

RS = Recent sale UN = Undisclosed Sale

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