

# 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

11 Capella Place, Carrum Downs Vic 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$810,000

### Median sale price

Median price

\$710,500

Property Type

House

Suburb

Carrum Downs

Period - From

20/02/2024

to

19/02/2025

Source

Property Data

### 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 six 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
1	26 Brumbys Rd CARRUM DOWNS 3201	\$790,000	24/01/2025
2	5 Oriole Ct CARRUM DOWNS 3201	\$750,000	18/12/2024
3	47 Chardonnay Dr SKYE 3977	\$800,000	05/12/2024

**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 six months.~~

This Statement of Information was prepared on:

20/02/2025 15:11



 3    2    1

**Property Type:** House  
**Land Size:** 533 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$810,000  
**Median House Price**  
 20/02/2024 - 19/02/2025: \$710,500

## Comparable Properties



**26 Brumbys Rd CARRUM DOWNS 3201 (REI)**

Agent Comments

 4    2    3

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** House



**5 Oriole Ct CARRUM DOWNS 3201 (REI)**

Agent Comments

 3    2    2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 18/12/2024  
**Property Type:** House  
**Land Size:** 651 sqm approx



**47 Chardonnay Dr SKYE 3977 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 564 sqm approx

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