

## 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

21B ROBIN DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

9/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$497,000	31-Oct-24
3/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$520,000	26-Nov-24
3/41 HALL ROAD CARRUM DOWNS VIC 3201	\$523,000	06-Sep-24

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: 21 February 2025

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**9/27 BRUNNINGS ROAD CARRUM  
DOWNS VIC 3201**

 2  1  1

Sold Price

**\$497,000**

Sold Date

**31-Oct-24**

Distance

**1.51km**



**3/20 ROBIN DRIVE CARRUM  
DOWNS VIC 3201**

 2  1  1

Sold Price

**\$520,000**

Sold Date

**26-Nov-24**

Distance

**0.1km**



**3/41 HALL ROAD CARRUM DOWNS  
VIC 3201**

 2  1  1

Sold Price

**\$523,000**

Sold Date

**06-Sep-24**

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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