

# 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

1/44 William Road, 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 \$500,000 & \$550,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Carrum Downs

Period - From 01/07/2025 to 30/09/2025 Source REIV

### 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	15/15 Balmain Dr CARRUM DOWNS 3201	\$515,000	16/08/2025
2	2/44 William Rd CARRUM DOWNS 3201	\$550,000	08/08/2025
3	21/21 Hall Rd CARRUM DOWNS 3201	\$540,000	25/07/2025

**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:

29/10/2025 14:41



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
September quarter 2025: \$630,000

## Comparable Properties



**15/15 Balmain Dr CARRUM DOWNS 3201 (REI)**

Agent Comments

3   1   2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 16/08/2025  
**Property Type:** Unit  
**Land Size:** 284 sqm approx

**2/44 William Rd CARRUM DOWNS 3201 (VG)**

Agent Comments

2   -   -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 08/08/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**21/21 Hall Rd CARRUM DOWNS 3201 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 25/07/2025  
**Property Type:** Unit

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