

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 1/91 Ogradys Road, Carrum Downs, VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$650,000

&

\$715,000

Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Carrum Downs (3201)

Period - From

01/10/2024

to

30/09/2025

Source

pricefinder

Comparable property sales

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
13 BLOSSOM WAY, CARRUM DOWNS VIC 3201	\$675,000	08/09/2025
15 MERCURY COURT, CARRUM DOWNS VIC 3201	\$702,500	22/08/2025
12/104 BRODERICK ROAD, CARRUM DOWNS VIC 3201	\$650,000	22/08/2025

This Statement of Information was prepared on: 12/11/2025