

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

12/85 OGRADYS ROAD CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2024

to

31 Mar 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

12/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$603,000	29-Mar-25
7/104 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$610,000	08-Nov-24
18/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$620,000	01-Feb-25

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: 24 April 2025



**12/75 HERBERT ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

^{RS} **\$603,000**

Sold Date

29-Mar-25

Distance

2.24km



**7/104 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

2 2 2

Sold Price

\$610,000

Sold Date

08-Nov-24

Distance

0.66km



**18/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

\$620,000

Sold Date

01-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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