

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<br>Including suburb and<br>postcode | 20/75 Herbert Road, Carrum Downs, VIC 3201 |
|---------------------------------------------|--------------------------------------------|

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$599,900 | & | \$659,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                     |
|---------------|------------|---------------|------------|--------|---------------------|
| Median price  | \$810,000  | Property Type | House      | Suburb | Carrum Downs (3201) |
| Period - From | 01/08/2025 | to            | 31/07/2026 | Source | PropTrack           |

Comparable property sales

|                                                           |                                                                                                                                                                                             |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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: 19/08/2026 |                                                                                                                                                                                             |