

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

29/75 HERBERT 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

1 WINTER LANE CARRUM DOWNS VIC 3201	\$625,000	15-Dec-25
4/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$642,000	18-Feb-26
2/67 BRUMBYS ROAD CARRUM DOWNS VIC 3201	\$645,000	15-Dec-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: 23 March 2026

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**1 WINTER LANE CARRUM DOWNS
VIC 3201**

3 2 1

Sold Price

\$625,000

Sold Date

15-Dec-25

Distance

0.57km



**4/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

^{RS} **\$642,000**

Sold Date

18-Feb-26

Distance

0.89km



**2/67 BRUMBYS ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$645,000

Sold Date

15-Dec-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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