

## 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

3/27 BRUNNINGS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 6/9 BUSHLARK DRIVE CARRUM DOWNS VIC 3201   | \$535,000 | 26-Jul-25 |
| 13/21 HALL ROAD CARRUM DOWNS VIC 3201      | \$505,000 | 02-Aug-21 |
| 17/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201 | \$565,000 | 31-Mar-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: 15 September 2025



### 6/9 BUSHLARK DRIVE CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$535,000** Sold Date **26-Jul-25**

Distance **2.02km**



### 13/21 HALL ROAD CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$505,000** Sold Date **02-Aug-21**

Distance **1.38km**



### 17/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

 2  1  1

Sold Price **\$565,000** Sold Date **31-Mar-25**

Distance **0.14km**

**RS** = Recent sale **UN** = Undisclosed Sale

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