

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

3/44 William Road, Carrum Downs Vic 3201

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$612,000

Property Type

Unit

Suburb

Carrum Downs

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 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
1	7/68 Wedge Rd CARRUM DOWNS 3201	\$520,200	14/04/2025
2	8/51 Hall Rd CARRUM DOWNS 3201	\$550,000	31/03/2025
3	40/11 Brunnings Rd CARRUM DOWNS 3201	\$546,500	05/03/2025

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 six months.~~

This Statement of Information was prepared on:

10/07/2025 13:02



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2025: \$612,000

Comparable Properties



7/68 Wedge Rd CARRUM DOWNS 3201 (REI/VG)

Agent Comments

2 2 2

Price: \$520,200
Method: Private Sale
Date: 14/04/2025
Property Type: Unit



8/51 Hall Rd CARRUM DOWNS 3201 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 31/03/2025
Property Type: Unit
Land Size: 186 sqm approx



40/11 Brunnings Rd CARRUM DOWNS 3201 (REI/VG)

Agent Comments

2 1 2

Price: \$546,500
Method: Private Sale
Date: 05/03/2025
Property Type: Unit
Land Size: 178 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216