## 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	3/44 William Road, Carrum Downs Vic 3201
Including suburb and	
postcode	

#### 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	Pro	perty Type U	nit		Suburb	Carrum Downs
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress 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 comparableproperties 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









**Property Type:** Agent Comments

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

# Comparable Properties



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

**Agent Comments** 

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



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



Agent Comments

Price: \$550,000 Method: Private Sale Date: 31/03/2025 Property Type: Unit

Land Size: 186 sqm approx





Agent Comments

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





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