

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 ST AGNES COURT 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2024

to

30 Jun 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

7 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201	\$635,000	17-Feb-25
33 COCKATOO DRIVE CARRUM DOWNS VIC 3201	\$665,000	04-Feb-25
11 MARCELLA PLACE CARRUM DOWNS VIC 3201	\$625,000	26-Feb-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: 25 July 2025

Chloe Ha

M +61433264296

E chloe.ha@firststandco.com.au



7 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201

 3  2  2

Sold Price **\$635,000** Sold Date **17-Feb-25**

Distance **0.29km**



33 COCKATOO DRIVE CARRUM DOWNS VIC 3201

 3  2  2

Sold Price **\$665,000** Sold Date **04-Feb-25**

Distance **0.58km**



11 MARCELLA PLACE CARRUM DOWNS VIC 3201

 3  1  1

Sold Price **\$625,000** Sold Date **26-Feb-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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