

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

4/4 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2025

to

31 Jul 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

2/110 CADLES ROAD CARRUM DOWNS VIC 3201	\$689,000	30-Aug-25
1/98 CADLES ROAD CARRUM DOWNS VIC 3201	\$720,000	07-Apr-25
13 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$720,000	25-Nov-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: 04 August 2026

**2/110 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  2  1

Sold Price

\$689,000Sold Date **30-Aug-25**

Distance

0.03km**1/98 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$720,000Sold Date **07-Apr-25**

Distance

0.11km**13 BRADFORD DRIVE CARRUM
DOWNS VIC 3201** 3  2  1

Sold Price

Sold Date **25-Nov-25**

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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