

# 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 Wilton Way, Carrum Downs, VIC 3201
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price	\$740,000
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### Median sale price

Median price	NA	Property Type	Townhouse	Suburb	Carrum Downs (3201)
Period - From	01/08/2024	to	02/02/2026	Source	REA

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
6/28 MADISSON CRESCENT, CARRUM DOWNS VIC 3201	\$740,000	09/11/2025
23 ROBIN DRIVE, CARRUM DOWNS VIC 3201	\$715,000	08/11/2025
5/17 MADISSON CRESCENT, CARRUM DOWNS VIC 3201	\$765,000	20/10/2025

This Statement of Information was prepared on: 02/02/2026