

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

48 TUCKER BOULEVARD 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

80 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$955,000	11-Apr-25
66 HERBERT ROAD CARRUM DOWNS VIC 3201	\$878,310	02-Mar-25
5 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201	\$867,500	18-Mar-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: 14 May 2025



80 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

 4  2  4

Sold Price

^{RS}

\$955,000

Sold Date

11-Apr-25

Distance

1.5km



66 HERBERT ROAD CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

^{RS}

\$878,310

Sold Date

02-Mar-25

Distance

1.15km



5 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201

 4  2  2

Sold Price

^{RS}

\$867,500

Sold Date

18-Mar-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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