

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

5/36 HALL 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2025

to

30 Apr 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

19/21 HALL ROAD CARRUM DOWNS VIC 3201	\$640,000	30-Apr-26
2/35B BRODERICK ROAD CARRUM DOWNS VIC 3201	\$693,000	22-Oct-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: 11 May 2026



**19/21 HALL ROAD CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price

^{RS} **\$640,000** Sold Date **30-Apr-26**

Distance **0.2km**



**2/35B BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$693,000 Sold Date **22-Oct-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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