

## 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

5/93 ALLIED DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2024

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12/85 OGRADYS ROAD CARRUM DOWNS VIC 3201 | \$665,000 | 22-Apr-25 |
| 18/85 OGRADYS ROAD CARRUM DOWNS VIC 3201 | \$620,000 | 01-Feb-25 |
| 2/27 HALL ROAD CARRUM DOWNS VIC 3201     | \$600,000 | 02-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: 11 June 2025



**12/85 OGRADYS ROAD CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**22-Apr-25**

Distance

**1.13km**



**18/85 OGRADYS ROAD CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price

**\$620,000**

Sold Date

**01-Feb-25**

Distance

**1.13km**



**2/27 HALL ROAD CARRUM  
DOWNS VIC 3201**

3 2 1

Sold Price

**\$600,000**

Sold Date

**02-Feb-25**

Distance

**1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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