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

Indicative selling price

Period-from

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

Single Price		or rang betwee	3/00000	&	\$765,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$711,500	Property type	House	Suburb	Carrum Downs			

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale
66 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$755,000	13-Feb-25
40 SHEARWATER DRIVE CARRUM DOWNS VIC 3201	\$770,000	03-Apr-25
47 QUARRION DRIVE CARRUM DOWNS VIC 3201	\$765,000	27-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: 05 June 2025



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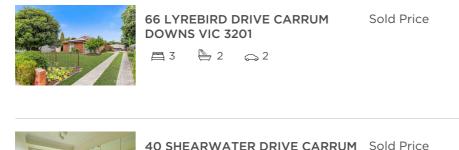
Shane Donovan

- P 0397830002
- M 0432440444
- E shane@donovanrealestate.com.au

\$755,000 Sold Date 13-Feb-25

Distance

0.18km



40 SHEARWATER DRIVE CARRUM DOWNS VIC 3201		Sold Price	\$770,000	Sold Date	03-Apr-25	
昌 3	2 🚔	ç . 2			Distance	0.33km



47 QUARRION DRIVE CARRUM DOWNS VIC 3201			Sold Price	\$765,000	Sold Date	27-Feb-25
昌 3	2	⇔ 2			Distance	0.36km

RS = Recent sale UN = Undisclosed Sale

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