

## 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 Marwick Street, Carrum Downs

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

\$880,000

**Median sale price**Median price 

\$805,000

Property type 

House

Suburb 

Carrum Downs

Period - From 

April 2025

To

June 2025

Source 

REIV

**Comparable property sales**

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
1. 34 Orama Avenue, Carrum Downs	\$ 807,000	4/04/2025
2. 78 Larts Avenue, Carrum Downs	\$ 850,000	10/04/2025
3. 3 Viking Court, Carrum Downs	\$ 817,500	17/03/025

This Statement of Information was prepared on: 

29/07/2025

## Comparable properties



**\$ 807,000**

34 Orama Court, Carrum Downs, Victoria

DATE: 4/04/2025

PROPERTY TYPE: HOUSE

 4   
  2  
 1   
 sqm



**\$ 850,000**

78 Larts Avenue, Carrum Downs, Victoria

DATE: 10/04/2025

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 sqm



**\$ 817,500**

3 Viking Court, Carrum Downs, Victoria

DATE: 17/03/2025

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee