

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

58 LYREBIRD DRIVE 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2024

to

28 Feb 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

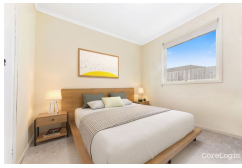
Date of sale

66 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$755,000	20-Feb-25
65A LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$728,500	22-Jan-25
29 THORNBILL DRIVE CARRUM DOWNS VIC 3201	\$723,000	25-Jan-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: 20 March 2025



66 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

RS

\$755,000

Sold Date

20-Feb-25

Distance

0.09km



65A LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 4

Sold Price

RS

\$728,500

Sold Date

22-Jan-25

Distance

0.06km



29 THORNBILL DRIVE CARRUM DOWNS VIC 3201

2 1 2

Sold Price

RS

\$723,000

Sold Date

25-Jan-25

Distance

0.4km

29 Thornbill Drive, Carrum Downs
3201

RS = Recent sale

UN = Undisclosed Sale

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