

## 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

59 PROTEA STREET CARRUM DOWNS VIC 3201

### 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

or range  
between

\$845,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2025

to

31 Jul 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 39 PROTEA STREET CARRUM DOWNS VIC 3201 | \$916,000 | 25-May-26 |
| 12 REGAL COURT CARRUM DOWNS VIC 3201   | \$920,500 | 24-Aug-25 |
| 3 OAKWOOD DRIVE CARRUM DOWNS VIC 3201  | \$856,000 | 04-Jun-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: 06 August 2026

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**39 PROTEA STREET CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$916,000** Sold Date **25-May-26**

Distance **0.14km**



**12 REGAL COURT CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$920,500** Sold Date **24-Aug-25**

Distance **0.2km**



**3 OAKWOOD DRIVE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$856,000** Sold Date **04-Jun-25**

Distance **0.24km**



**42 PINWOOD DRIVE CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$942,542** Sold Date **05-Nov-25**

Distance **0.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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