

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

6 JOSEPHINA COURT 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

\$735,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 2025

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

4 ATHENIUM COURT CARRUM DOWNS VIC 3201	\$785,000	31-May-25
17 BLUE WREN RISE CARRUM DOWNS VIC 3201	\$760,000	02-May-25
8 LAUREL CRESCENT CARRUM DOWNS VIC 3201	\$805,000	29-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: 19 September 2025



**4 ATHENIUM COURT CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$785,000** Sold Date **31-May-25**

Distance **0.6km**



**17 BLUE WREN RISE CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$760,000** Sold Date **02-May-25**

Distance **1.04km**



**8 LAUREL CRESCENT CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$805,000** Sold Date **29-Jun-25**

Distance **1.58km**

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

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