

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 PROTEA STREET 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

\$586,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2024

to

31 Jul 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

30/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$630,000	07-Mar-25
7/12 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$617,000	01-Apr-25
5 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$612,500	06-Aug-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: 26 August 2025



**30/59 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$630,000** Sold Date **07-Mar-25**

Distance **0.37km**

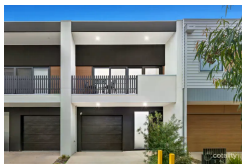


**7/12 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$617,000** Sold Date **01-Apr-25**

Distance **0.5km**



**5 SURFERS CRESCENT CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price ^{RS} **\$612,500** Sold Date **06-Aug-25**

Distance **0.53km**

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

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