

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

6 WINEGLASS WALK, CARRUM DOWNS, VIC, 3201

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$560,000

&

\$610,000

Median Price

\$590,000

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers in the last 6 months that the estate agent considers to be most comparable.



3/44 WILLIAM ROAD
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$560,000

Sold Date

22-Jul-25

Distance

1.02km



18 SANCTUARY DRIVE
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$570,000

Sold Date

14-Jun-25

Distance

0.78km



28 SANCTUARY DRIVE
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$565,000

Sold Date

12-Jul-25

Distance

0.78km



8/55 MCCORMICKS ROAD
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$585,000

Sold Date

08-Jul-25

Distance

1.56km



9 AUTUMN CRESCENT
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$600,000

Sold Date

07-May-25

Distance

1.42km



7/35B BRODERICK ROAD
CARRUM DOWNS 3201

 2  2  1

Sold Price

\$600,000

Sold Date

12-May-25

Distance

1.46km