

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	7 Harrison Court Carrum Downs, 3201
---	-------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$690,000 & \$750,000
---------------	-----------------------

### Median sale price

Median price	\$720,000	Property Type	HOUSE	Suburb	CARRUM DOWNS
Period - From		to	22-Sep-2025	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	40B Cadles Road, Carrum Downs, Vic 3201	\$732,000	16-Sep-2025
2	7A Astall Street, Carrum Downs, Vic 3201	\$730,000	01-Sep-2025
3	24 Carrum Woods Drive, Carrum Downs, Vic 3201	\$720,000	01-Sep-2025

This statement of information was prepared on 22-Sep-2025 at 4:35:10 PM AEST