

## 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

**73 OGRADYS ROAD, CARRUM DOWNS**

Land size approx.  
500sqm

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$750,000**

&

**\$795,000**

Median Price

**\$730,000**

Period-from

**01 Oct 2024**

to

**30 Sep 2025**

Source

**Corelogic**

### Comparable property sales

These are the 5 properties sold within 2 kilometers 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.



**15 LANSELL COURT  
CARRUM DOWNS 3201**

3 2 2

Land size approx. 580 sqm

Sold Price

**\$760,000**

Sold Date

**15-May-25**

Distance

**0.52km**



**4 KOOMALOO PLACE  
CARRUM DOWNS 3201**

3 2 2

Land size approx. 659 sqm

Sold Price

**\$790,000**

Sold Date

**27-Jul-25**

Distance

**0.92km**



**28 CLIFTON PARK DRIVE  
CARRUM DOWNS 3201**

3 2 2

Land size approx. 450 sqm

Sold Price

**\$791,500<sup>UN</sup>**

Sold Date

**14-Jul-25**

Distance

**1.48km**



**15 DUNROBIN COURT  
CARRUM DOWNS 3201**

3 1 2

Land size approx. 561 sqm

Sold Price

**\$800,000**

Sold Date

**04-Jun-25**

Distance

**1.22km**



**5 MELLOWOOD COURT  
CARRUM DOWNS 3201**

3 2 2

Land size approx. 533 sqm

Sold Price

**\$805,000**

Sold Date

**13-Aug-25**

Distance

**0.95km**