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	2/74 HALL ROAD 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	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
23 SANCTUARY DRIVE CARRUM DOWNS VIC 3201	$640,000	14-Jul-25
14 WINTER LANE CARRUM DOWNS VIC 3201	$640,000	07-Apr-25
4/35B BRODERICK ROAD CARRUM DOWNS VIC 3201	$650,000	14-May-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: 08 September 2025

OBrien Real Estate

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23 SANCTUARY DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $640,000 Sold Date 14-Jul-25

Distance 0.17km



14 WINTER LANE CARRUM DOWNS VIC 3201

3 2 2

Sold Price $640,000 Sold Date 07-Apr-25

Distance 1.36km



4/35B BRODERICK ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price $650,000 Sold Date 14-May-25

Distance 0.56km

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

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