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	41 SUNBIRD CRESCENT 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	$785,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Oct 2024	to	30 Sep 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
34 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201	$841,000	17-Jul-25
42 BALMAIN DRIVE CARRUM DOWNS VIC 3201	$811,000	03-Jun-25
15 DUNROBIN COURT CARRUM DOWNS VIC 3201	$800,000	04-Jun-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: 11 October 2025

OBrien Real Estate

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34 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201

3 1 4

Sold Price **$841,000** Sold Date **17-Jul-25**

Distance **0.63km**



42 BALMAIN DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$811,000** Sold Date **03-Jun-25**

Distance **0.86km**



15 DUNROBIN COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$800,000** Sold Date **04-Jun-25**

Distance **1.12km**

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

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