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	8/27 MCCORMICKS 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	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2024	to	31 Oct 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
8/55 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$585,000	08-Jul-25
18 SANCTUARY DRIVE CARRUM DOWNS VIC 3201	$570,000	14-Jun-25
28 SANCTUARY DRIVE CARRUM DOWNS VIC 3201	$565,000	12-Jul-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: 14 November 2025

OBrien Real Estate

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8/55 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$585,000** Sold Date **08-Jul-25**

Distance **0.3km**

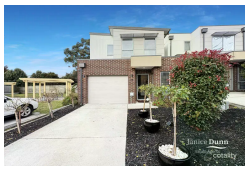


18 SANCTUARY DRIVE CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$570,000** Sold Date **14-Jun-25**

Distance **1.9km**



28 SANCTUARY DRIVE CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$565,000** Sold Date **12-Jul-25**

Distance **1.9km**

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

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