

## 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

7 WEBSTER COURT CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$845,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2025

to

31 Mar 2026

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

15 PEBBLE BEACH DRIVE CARRUM DOWNS VIC 3201	\$885,000	12-Jan-26
4 KATRINA COURT CARRUM DOWNS VIC 3201	\$850,000	12-Nov-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.

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**15 PEBBLE BEACH DRIVE CARRUM  
DOWNS VIC 3201**

Sold Price

RS

**\$885,000**

Sold Date

**12-Jan-26** 4  2  2

Distance

**1.91km****4 KATRINA COURT CARRUM  
DOWNS VIC 3201**

Sold Price

**\$850,000**

Sold Date

**12-Nov-25** 4  2  2

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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