

## 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

12 BAWDEN STREET 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

\$880,000

&

\$965,000

### 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

4 CAILIN COURT CARRUM DOWNS VIC 3201	\$900,000	31-Oct-25
7 PEBBLE BEACH DRIVE CARRUM DOWNS VIC 3201	\$945,000	13-Mar-26
15 STEPHANIE COURT CARRUM DOWNS VIC 3201	\$960,000	13-Jan-26

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: 20 April 2026

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**4 CAILIN COURT CARRUM DOWNS VIC 3201**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**31-Oct-25**

Distance

**0.18km**



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

 4  2  2

Sold Price

<sup>RS</sup> **\$945,000**

Sold Date

**13-Mar-26**

Distance

**1.5km**



**15 STEPHANIE COURT CARRUM DOWNS VIC 3201**

 4  2  2

Sold Price

**\$960,000**

Sold Date

**13-Jan-26**

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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