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	32 Shearwater Drive, Carrum Downs, Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$765,000

Median sale price

Median price	$802,500	Property type	*House*	Suburb	Carrum Downs
Period - From	01/04/2026	to	30/06/2026	Source	PropTrack

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 six 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
54 Moorhen Crescent, Carrum Downs, VIC 3201	$765,000	29/01/2026
70 Ogradys Road, Carrum Downs, VIC 3201	$760,000	26/11/2025
273 Ballarto Road, Carrum Downs, VIC 3201	$800,000	01/12/2025

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 six months.~~

This Statement of Information was prepared on: 15/07/2026