

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

6 Ella Paige Place, Carrum Downs

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

\$850,000

&

\$935,000

Median sale price

Median price

\$790,000

Property type

House

Suburb

Carrum Downs

Period - From

1/10/2025

to

1/4/2026

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 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
3 Alluvian Way, Carrum Downs	\$907,000	24/1/2026
16 Manna Gum Crt, Carrum Downs	\$875,000	5/3/2026
8 Solferino Way, Carrum Downs	\$875,000	6/12/2025

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:

25/4/2026