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	5 EXFORD COURT 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	$820,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$818,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jun 2025	to	31 May 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
3 MAPLEWOOD COURT CARRUM DOWNS VIC 3201	$806,000	13-Jan-26
51 ALLIED DRIVE CARRUM DOWNS VIC 3201	$820,000	10-Apr-26
13 EARNSHAW DRIVE CARRUM DOWNS VIC 3201	$780,000	19-Jun-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: 23 June 2026

OBrien Real Estate

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3 MAPLEWOOD COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$806,000** Sold Date **13-Jan-26**

Distance **0.24km**

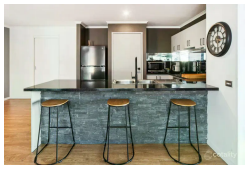


51 ALLIED DRIVE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$820,000** Sold Date **10-Apr-26**

Distance **0.36km**



13 EARNSHAW DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$780,000** Sold Date **19-Jun-26**

Distance **0.37km**

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

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