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	4 SILVERBARK 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~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,500	Property type	House	Suburb	Carrum Downs
Period-from	01 Jul 2025	to	30 Jun 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
1 SILVERBARK COURT CARRUM DOWNS VIC 3201	$770,000	13-Apr-26
6 SAM STREET CARRUM DOWNS VIC 3201	$710,000	20-Feb-26
22 ORAMA AVENUE CARRUM DOWNS VIC 3201	$700,000	21-May-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: 14 July 2026

OBrien Real Estate

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1 SILVERBARK COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$770,000** Sold Date **13-Apr-26**

Distance **0.03km**



6 SAM STREET CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$710,000** Sold Date **20-Feb-26**

Distance **1.26km**



22 ORAMA AVENUE CARRUM DOWNS VIC 3201

3 2 4

Sold Price **$700,000** Sold Date **21-May-26**

Distance **0.69km**

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

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