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<br>Including suburb and postcode | 47 SPENCER DRIVE 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 | $850,000 | & | $935,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $807,500 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 May 2025 | to | 30 Apr 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 |
|---|---|---|
| 11 ASTALL STREET CARRUM DOWNS VIC 3201 | $920,000 | 09-Feb-26 |
| 6 THOMAS PLACE CARRUM DOWNS VIC 3201 | $905,000 | 20-Apr-26 |
| 20 SPENCER DRIVE CARRUM DOWNS VIC 3201 | $903,000 | 17-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: 29 May 2026

OBrien Real Estate

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**11 ASTALL STREET CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$920,000** Sold Date **09-Feb-26**

Distance **0.09km**



**6 THOMAS PLACE CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$905,000** Sold Date **20-Apr-26**

Distance **0.09km**



**20 SPENCER DRIVE CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$903,000** Sold Date **17-Jan-26**

Distance **0.25km**

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

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