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	2/51 PADDINGTON AVENUE 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2024	to	31 Jul 2025	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
2/73 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	$708,000	25-Jul-25
5/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	$695,000	10-May-25

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: 27 August 2025

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2/73 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$708,000** Sold Date **25-Jul-25**

Distance **1.01km**



5/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$695,000** Sold Date **10-May-25**

Distance **1.57km**

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

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